

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 21, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Brown, Ford, Gerard, Gibson,
Harcourt, Kennedy, Puil and
Rankin

ABSENT: Alderman Bellamy
Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students of the Urban Studies class at Lord Byng School, under the direction of their teacher, Mr. Parker.

'IN CAMERA' MEETING

The Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt,
SECONDED by Ald. Brown,

THAT the Minutes of the Regular Council Meeting of March 14, 1978, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
SECONDED by Ald. Brown,

THAT this Council recess and reconvene later this day, following the Special Council meeting (Adjourned Public Hearing).

- CARRIED UNANIMOUSLY

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The Regular Council reconvened at approximately 3:35 p.m. with the same members present.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Regular Council, March 21, 1978 2

COMMUNICATIONS OR PETITIONS

1. Request City to Sponsor Luncheon
I.C.S.A. Conference Canada

In a letter dated March 8, 1978, the Institute of Chartered Secretaries and Administrators requested the City of Vancouver to sponsor a luncheon for its International Conference to be held in Vancouver June 25 to 28, 1978. The estimated cost of the luncheon is \$1,500.00.

MOVED by Ald. Gibson,

THAT Council sponsor a luncheon for the Institute of Chartered Secretaries and Administrators' International Conference to be held in Vancouver in June of this year, at a cost not to exceed \$500.00.

- CARRIED

(Aldermen Brown and Puil opposed)

2. Withholding Enforcement Action
under the Zoning & Development
By-law - 1633 Victoria Drive

Council noted a letter dated March 13, 1978, from Beck, Robinson and Company on behalf of Mr. and Mrs. A. Paraschis, requesting to appear before Council as a delegation. Mr. and Mrs. Paraschis wish to address Council on the matter of withholding enforcement action under the Zoning and Development By-law for the premises at 1633 Victoria Drive.

The Clerk advised that it is anticipated a report from the Directors of Planning and Permits & Licenses will be before Council shortly.

MOVED by Ald. Kennedy,

THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

3. Proposed Hotel Development -
Hastings and Renfrew Streets

Zen & Aquilini Construction, in a letter dated March 14th, 1978, requested an opportunity of appearing before Council on their proposed hotel development at Hastings and Renfrew Streets in Vancouver.

MOVED by Ald. Harcourt,

THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

4. Business Tax Exemption

Before Council was a petition dated March 12, 1978, containing 17 signatures requesting to appear as a delegation to discuss the matter of special exemption from paying the 9½% business tax or, failing this, that Burrard Amusements and the B.C. Jockey Club pay their fair share. This petition was sponsored by the Downtown Eastside Residents' Association.

MOVED by Ald. Rankin,

THAT the delegation request be granted;

FURTHER THAT any other delegations who deem themselves affected by this matter, be also heard at that time.

- CARRIED

(Aldermen Gerard, Kennedy, Puil and the Mayor opposed)

Regular Council, March 21, 1978 3

COMMUNICATIONS OR PETITIONS (cont'd)

5. Recreational Facilities Fund

Council noted a letter dated March 17, 1978, from the Downtown Eastside Residents' Association requesting to appear as a delegation this day on the matter of the Recreational Facilities Fund priorities. It was noted that the clause of the Finance and Administration Committee's report dealing with this matter will be deferred to the next meeting of Council, as the matter of the Carnegie Library will be before the Community Services Committee on March 23, 1978.

MOVED by Ald. Puil,

THAT the delegation request of D.E.R.A. be referred to the Community Services Committee and that the Association be given an opportunity of addressing the Committee when the matter of the Carnegie Library is before it.

- CARRIED UNANIMOUSLY

6. B.C. Hydro Transit Cutbacks

In a letter dated March 20, 1978, the Downtown Eastside Residents' Association requested permission to appear as a delegation this day on the matter of B.C. Hydro transit cutbacks.

MOVED by Ald. Rankin,

THAT the request of D.E.R.A. to address Council this day be approved, and all other interested parties be also given an opportunity to address Council.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

7. Kiassa N.I.P. Area Rezoning -
1026 and 1030 East Georgia Street

Council noted a letter dated March 20, 1978, from Robert Gardner & Associates, with respect to the by-law on the Kiassa N.I.P. Area rezoning. Mr. Gardner, on behalf of his client, Mr. Martin Mache, owner of two lots at 1026 and 1030 East Georgia Street, requested that these lots be excluded from the By-law on the Kiassa N.I.P. Area. Mr. Mache was out of town at the time of the Public Hearing and, therefore, did not have an opportunity of addressing Council at that time. Mr. Gardner addressed Council in support of his client's request.

MOVED by Ald. Puil,

THAT Lots 6 and 7, Block 95, District Lot 181, Plan 196 (1026 and 1030 East Georgia Street), be excluded from the By-law on the Kiassa N.I.P. Area rezoning, and the Director of Legal Services report to a future Council meeting in connection therewith.

- CARRIED UNANIMOUSLY

8. Rezoning of 4545 Prince Albert Street

Council on November 22, 1977, approved the rezoning of the site at 4545 Prince Albert Street from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District subject to certain conditions to be completed on or before March 23, 1978.

In a letter dated March 20, 1978, Lisogar Construction Ltd., requested a 30-day extension on the conditions to allow them time to register the documents and make minor amendments.

MOVED by Ald. Kennedy,

THAT Lisogar Construction Ltd., be granted a 30-day extension in which to meet certain conditions attached to the rezoning of 4545 Prince Albert Street from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District.

- CARRIED UNANIMOUSLY

The Council recessed at 3:50 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4:35 p.m., with Mayor Volrich in the Chair and the same Members present.

DELEGATIONS

1. Tenants' Advisory Counselling Services

Council noted a report of the Community Services Committee dated March 9, 1978, concerning support of funding for the Tenants' Advisory Counselling Services. In this regard, the Council received representations from the following:

- Mr. M. Chrunik - representing Grandview-Woodlands
Community Resources Advisory Board.
- Mr. D.W. Laalo - representing Grandview Tenants'
Association,
- Ms. V. Barrett - representing West End Tenants' Association.

A brief was filed by the Grandview Tenants' Association, together with communications to and from the Minister of Human Resources, on the topic.

All delegations urged Council's support of the recommendation contained in the Committee's report.

MOVED by Ald. Rankin

THAT the recommendation of the Committee be approved;

FURTHER THAT the Mayor arrange a meeting with the Premier and the Provincial Cabinet to discuss funding in the field of Social Services.

- CARRIED

(Ald. Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT MARCH 17, 1978

Works & Utility Matters (March 17, 1978)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Watermain Installation - 1977 Capital Budget
- Cl. 2: Watermain Installations - 1977 Capital Budget

Clauses 1 and 2

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)Building & Planning Matters
(March 17, 1978)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Riley Park N.I.P. - Changes to Livingstone School to Facilitate Community Use
- Cl. 2: Kitsilano N.I.P. - Final Projects
- Cl. 3: Rezoning Application - N/W Corner 12th Avenue and Lakewood Drive

Clauses 1 and 2

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Rezoning Application -
N/W Corner 12th Ave. & Lakewood Drive.
(Clause 3)

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clause 3 of this report, be approved.

- CARRIED

(Ald. Brown, Ford, Gibson and Kennedy opposed)

Licenses & Claims Matters
(March 17, 1978)

Wonder Rooms,
50 East Cordova Street,
(Clause 1)

MOVED by Ald. Ford

THAT the recommendation of the City Manager, as contained in this clause, be approved;

FURTHER THAT the City Manager arrange for a report on the premises from the Health Inspectors, to be submitted at the same time as the proprietor appears before Council.

- CARRIED UNANIMOUSLY

Finance Matters
(March 17, 1978)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Law Reform Commission Proposals re Tort Liability of Public Bodies
- Cl. 2: Orpheum Theatre - Heating Problems

Law Reform Commission Proposals re
Tort Liability of Public Bodies
(Clause 1)

MOVED by Ald. Rankin

THAT this clause be deferred and a report reference be given by the Director of Legal Services at the appropriate time.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Finance Matters (Cont'd)

Orpheum Theatre -
Heating Problems
(Clause 2)

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(March 17, 1978)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1. Rental Review, 1836 West 5th Avenue,
- Cl. 2. Authorization to Purchase Two T.V.Sets
for Cordova House Prior to 1978 Budget Approval,
- Cl. 3. Lease of 1,700 sq.ft. more or less on second
floor - 1836 West 5th Avenue.

Clauses 1, 2, 3.

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Purchase of 5.5. acres in Langara
by Daon Development Corporation

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald.Puil and Rankin opposed)

C. Boundary Road Improvements and
Associated Matters

MOVED by Ald. Harcourt

THAT the City Manager's report dated March 8, 1978, on the above matter be received for information at this time, and deferred to the April 4th 1978 meeting, at which time delegations will be before Council.

- CARRIED UNANIMOUSLY

D. Proposed Rezoning - Former C.P.R.
Right-of-Way in Kitsilano Point

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Regular Council, March 21, 1978. 7 .

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. Grandview-Woodland N.I.P. Appropriation
of Funds: R.E.A.C.H. Centre Improvements

In considering this report Council received further explanation from Mr. Dan Cornejo, Planner, and a representative from R.E.A.C.H. Centre.

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

F. Consequential Amendment to Zoning and
Development By-law No.3575, re
Point Grey Road Building Line

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

G. Replacement of Deputy Fire Chief

Council considered a City Manager's report dated March 8, 1978, concerning replacement of the Deputy Fire Chief, which read as follows:

"The Fire Chief reports as follows:

'The Deputy Fire Chief will be proceeding on superannuation, effective November 1, 1978. Prior to his effective date, he will be taking a total of ten weeks accumulated vacation, making his actual retirement date August 21, 1978.

To provide consistent management of the Department I feel it essential to replace the Deputy prior to his proceeding on vacation. I also feel it necessary that the new Deputy have an overlap training period of approximately two months to be effective in a reasonable time frame. The latter is essential as my own retirement date will be July 1, 1980, at the latest.

I therefore recommend approval be given to start recruiting procedures immediately for the position of Deputy Fire Chief and that an overlap of up to two months be authorized.'

The City Manager RECOMMENDS the foregoing recommendation of the Fire Chief be approved."

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Regular Council, March 21, 1978 8

STANDING COMMITTEE REPORTS

I. Report of Standing Committee
on Planning and Development,
March 9, 1978

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Status of Major Development Permit Applications
- Cl. 2: False Creek, Area 6, Phase 1 - Parks Budget

Clauses 1 and 2

MOVED by Ald. Harcourt,

THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

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At this point in the proceedings, Alderman Kennedy left the meeting.

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II. Report of Standing Committee
on Community Services,
March 9, 1978

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Immigrant Services Centre Funding
- Cl. 2: Hotel Vancouver re Fire By-law
- Cl. 3: The Status of Day Care Centres in the City of Vancouver

Immigrant Services Centre
Funding (Clause 1)

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation A by inserting after the word 'interpreter' the words 'for the period April 1, 1978 to March 31, 1979.'

- CARRIED UNANIMOUSLY

Hotel Vancouver re Fire
By-law (Clause 2)

Mr. Dave Harris, Law Department, CN Rail, owners of the Hotel Vancouver, was present in Council to answer any questions. It was noted that ads calling for tenders for the sprinkler system for the Hotel Vancouver have been placed in local newspapers.

MOVED by Ald. Gibson,

THAT no action be taken at this time on the Committee's recommendation.

- CARRIED

(Alderman Rankin opposed)

The Status of Day Care Centres in
the City of Vancouver (Clause 3)

MOVED by Ald. Rankin,

THAT recommendations A, B, C and D of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, March 21, 1978 9

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Community Services,
March 9, 1978 (cont'd)

The Status of Day Care Centres in
the City of Vancouver (cont'd)

MOVED by Ald. Ford,
THAT recommendation E of the Committee contained in
this Clause be referred back to the Community Services Committee
for consideration pending submission of a satisfactory job
description for the position of day care consultant.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Finance & Administration,
March 9, 1978

The Council considered this report which contains three
clauses identified as follows:

- Cl. 1: S.P.C.A. - 1978 Grant Request
- Cl. 2: Rental Review - Hodson Manor
- Cl. 3: Provincial Government - Recreation Facilities
Assistance Program (REFAP)

S.P.C.A. - 1978 Grant
Request (Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Rental Review - Hodson Manor
(Clause 2)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Provincial Government - Recreation
Facilities Assistance Program
(REFAP) (Clause 3)

MOVED by Ald. Brown,
THAT consideration of this Clause be deferred to the next
meeting of Council.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Planning and Development,
March 16, 1978

False Creek, Area 6, Phase 1 -
Wrap Up of Budgets (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in
this Clause be approved.

- CARRIED

(Alderman Puil opposed)

Regular Council, March 21, 1978 10

At this point in the proceedings, the Mayor introduced the Honourable Andre Ouellet, Minister of State for Urban Affairs. The Mayor left the meeting and Alderman Rankin assumed the Chair.

STANDING COMMITTEE REPORTS (cont'd)

V. Report of Standing Committee
on Transportation,
March 16, 1978

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Transit Matters and Revised Transit Schedules
- Cl. 2: Revenue Sharing Act - Roadway Improvements
- Cl. 3: Transcontinental Railway Passenger Terminal -
Vancouver

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Transcontinental Railway Passenger
Terminal - Vancouver (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in
this Clause be amended and then approved as follows:

"That Council advise the Federal Minister of Transport
and Provincial Minister of Municipal Affairs of its
support for the CPR terminal for the transcontinental
railway passenger service by submitting the draft letter
contained in the memorandum of the City Engineer dated
March 15, 1978."

- CARRIED UNANIMOUSLY

(underlining denotes amendment)

VI. Report of Standing Committee
on Finance & Administration,
March 16, 1978

1978 Basic Capital Budgets
(Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
THAT item 3-01-03, Reconstruction of Old Sewers in various
locations in the amount of \$375,000.00, set out in the Project
Detail appended to this clause, be approved and the remainder
of the Project Detail be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

Regular Council, March 21, 1978 11

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. Matters insofar as the Regional District meeting for March 22, 1978, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 2193,
BEING THE FIRE BY-LAW (Outdoor
Burning)

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4810,
BEING THE SIGN BY-LAW

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Gibson was excused from voting on this By-law)

Regular Council, March 21, 1978 12

MOTIONS

- A. Allocation of Lands for Lane Purposes
(N10' of Lot 'A' of Lots 13 and 14,
Block 292, D.L. 526, Plan 590)

MOVED by Ald. Rankin,
 SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 'A' (Reference Plan 96) of Lots 13 and 14, Block 292, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- B. Allocation of Land for Lane Purposes
(E10' of Lot 5, except the W7', now
road, Block 70, D.L. 264A, Plan Nos.
442 and 1771)

MOVED by Ald. Rankin,
 SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 10 feet of Lot 5, except the West 7 feet, now road, Block 70, District Lot 264A, Plan Nos. 442 & 1771;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- C. Allocation of Land for Lane Purposes
(N10' of Each of Lots 15 and 16,
Block 319, D.L. 526, Plan 590)

MOVED by Ald. Rankin,
 SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of each of Lots 15 and 16, Block 319, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

Regular Council, March 21, 1978 13

ENQUIRIES AND OTHER MATTERS

Alderman Brown -
Parking - Old King
George School Site

referred to the Old King George
School Site now being used for
parking without apparently a
development permit being issued
and no landscaping provided
around the perimeter.

The City Manager was requested
to submit a report on the matter.

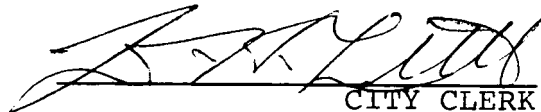
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The Council adjourned at approximately 5:40 p.m.

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The foregoing are Minutes of the Regular Council Meeting
of March 21, 1978, adopted on April 4, 1978.


MAYOR


CITY CLERK

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MARCH 9, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 9, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Tenants Advisory Counselling Services - Delegation

The Chairman had agreed to the request of Mr. D. Laalo, President of the Grandview Tenants Association, to appear as a delegation before the Committee to seek City Council's support for the application of the Tenants Advisory Counselling Services to the Provincial Government for continued funding.

Mr. Laalo, together with several other representatives from both the Grandview-Woodlands and West End areas, appeared before the Committee this date.

A brief (copy on file in the City Clerk's office) from the Grandview Tenants Association had been circulated to Members of the Committee prior to the meeting and at today's meeting, a brief (Schedule "A") from the Community Resources Advisory Board, Grandview-Woodlands, and a letter (Schedule "B") from Vancouver Centre M.L.A. Emery Barnes were distributed by the delegation.

Several persons addressed the Committee, advising that the Provincial Human Resources Department had indicated it will not continue to fund the Tenants Advisory Counselling Services beyond March 31st, 1978, and had indicated that this type of service is provided by the Rentalsman and the Rent Review Commission.

The delegations requested that the Committee recommend that Council advise the Human Resources Department that it supports the Tenants Advisory Counselling Services and requests the Human Resources Department to continue to fund this service. The delegations also suggested that Council or individual Aldermen host a press conference on the subject of reduced Provincial funding and also sponsor a public meeting on the issue of reduction in Provincial funding for community service programs.

The Chairman of the Committee pointed out that City Council, on Tuesday, March 7, 1978, had approved a recommendation that the Mayor and Chairmen of the Community Services and Finance & Administration Committees seek a meeting with the Premier and his Cabinet on the subject of funding for community services, and that if City Council approves a recommendation that the Human Resources Department be urged to continue funding the Tenants Advisory Counselling Services, then this subject could be raised at the meeting with the Provincial officials.

Continued

Part Report to Council
Standing Committee of Council on Community Services
March 9, 1978

Clause No. 1 Continued

The Committee heard seven speakers on this particular matter and following discussion, it was

RECOMMENDED

THAT Council support the application for funding of the Tenants Advisory Counselling Services to the Department of Human Resources and urge the Department of Human Resources to continue funding these services.

FURTHER THAT the City make direct representation to the Minister of Human Resources urging that this funding be continued.

The meeting adjourned at approximately 3:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 501

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Watermain Installation - 1977 Capital Budget

The City Engineer reports as follows:

"To provide on-street fire protection and services to subdivided portions of Lot 7, D.L. 526, Plan 14750, a watermain has to be installed on Arbutus Street from King Edward Avenue to approximately 650 feet south.

The total cost of this work is estimated at \$24,000 of which a fixed amount of \$15,000 is being paid by the developer. The remaining balance, estimated at \$9,000, is to be paid from Waterworks Capital funds.

I recommend that the above-named installation be approved and that the required City portion of \$9,000 be appropriated from Waterworks Capital Account #128/7901, 'Short Notice Projects - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Watermain Installations - 1977 Capital Budget

The City Engineer reports as follows:

"Watermain installations and replacements are required as follows:

WATERWORKS PROJECT 719

<u>Street</u>	<u>From</u>	<u>To</u>
Kootenay Street	Eton Street	Oxford Street
Oxford Street	Kootenay Street	Boundary Road
Boundary Road	Cambridge Street	Eton Street
11th Avenue	Kingsway	Prince Edward Street
Prince Edward Street	Aubrey Place	31st Avenue
Windsor Street	19th Avenue	21st Avenue

Estimated Cost: \$98,000

The Boundary Road installation is required for grid completion and dead-end elimination. All other installations replace old leaking steel mains. In addition, five of the above six installations have to be completed prior to 1978 paving.

Funds for the project are available from the following Waterworks Capital Accounts:

#128/7902	Prior to Paving - Unappropriated	\$43,000
#128/7903	Uncompleted Design - Unappropriated	<u>55,000</u>
		\$98,000

I recommend that Project 719 be approved for construction and that the required \$98,000 be appropriated for this work as stipulated above."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

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BUILDING & PLANNING MATTERSRECOMMENDATION:1. Riley Park N.I.P. Appropriation of Funds:
Changes to Livingstone School to Facilitate Community Use

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of \$75,750.00 for improvements to local schools. The purpose of this report is to recommend the appropriation of a portion of these funds for changes to David Livingstone Elementary School.

A goal of the Riley Park Citizens' N.I.P. Planning Committee is to make public facilities in the neighbourhood more accessible for community use. The gymnasium at Livingstone School would be very useful as a site for public functions, except that such use at present is limited because of security problems relative to the rest of the school. The proposed N.I.P. expenditure would provide a separation between the school classroom/office areas and the gymnasium. Partitions and doors with appropriate panic hardware would be installed at the northwest stairwell and in the hall south of the gymnasium.

Various groups and organizations in the neighbourhood would then be able to use the gymnasium for classes, sporting events and other leisure activities under normal rental arrangements without disturbing the classroom areas.

The changes for Livingstone School are itemized in Appendix I, attached, as agreed upon by the Riley Park Citizens' N.I.P. Planning Committee, Livingstone School staff and the Vancouver School Board.

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project. The total cost is \$2,800.00.

The Director of Planning recommends that Council approve an expenditure of \$2,800.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Budget Account 898/9412 for the installation of divider partitions and doors at David Livingstone School, costs to be shared as follows:

C.M.H.C.	\$1,400.00	(50% of total)
Province of B.C.	\$ 700.00	(25% of total)
City of Vancouver	\$ 700.00	(25% of total) "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Kitsilano N.I.P. - Final Projects

The Director of Planning reports as follows:

"The Implementation Stage of the Kitsilano Neighbourhood Improvement Program is drawing to a close. City Council approved the Concept Plan for Kitsilano (and Cedar Cottage) on November 12, 1974. CMHC has informed the Planning Department that all NIP projects for Kitsilano and Cedar Cottage are to be completed by March 18, 1978. However, they also stated they are willing to grant time extensions for specific projects as long as there is a Council commitment made for these projects before the end of March.

As there is still approximately \$35,000 remaining in the Kitsilano N.I.P. budget, out of an original allocation of \$1,200,000, the Kitsilano Planning Committee has been reviewing for the past few months, requests for N.I.P. funding. They are recommending that the following be approved:

- (a) Install a Sink at Tennyson School - The community room in Tennyson School, which was created through the use of N.I.P. funds (\$42,375) is used each day for several hours by an after-school day-care group. They have reported that having a sink is quite

Manager's Report, March 17, 1978 (BUILDING: A-4 - 2)

Clause 2 Cont'd

essential for the proper functioning of the facility. A sink would also enable a greater variety of activities to take place in the facility at night. It was simply an oversight that it was not included in the original renovation plans. School Board staff have estimated the cost of installing a sink, with necessary plumbing, to be \$2,635.

- (b) Additional work at Kitsilano Neighbourhood House - Last fall City Council approved the expenditure of \$68,000 from the N.I.P. budget to improve the grounds around Kits House, and to make improvements needed to make the building accessible to handicapped persons. However, it was discovered when the Building Permit was applied for that additional work would have to be carried out to meet the City's regulations which require a fire separation between the wheelchair ramp and the main building. The cost for this work has been estimated to be \$2,365.
- (c) Improve Playground Facilities at Gordon School - The three other Elementary Schools in Kitsilano (Hudson, Tennyson and Bayview) have all received \$30,000 or more to build creative playgrounds on the school grounds. Gordon School did not receive similar funding because the parents and staff, at that time, were unwilling to do the work necessary to put together a N.I.P. proposal. The situation has changed, and a proposal for playground improvements has been submitted. Details are attached as Appendix A. The total estimated cost is \$29,640.
- (d) Arbutus and Fourth Mini-Park - On October 5, 1976, City Council approved the expenditure of \$15,000 from NIP to build a mini-park on a boulevard widening at the northeast corner of Arbutus and Fourth. After detailed drawings were prepared, the City Engineer felt some changes would be required to meet standards of safety. After quite some time, a final design was produced which met both the Kitsilano residents goals and the City's requirements. However, due to the design, it is now estimated that the project will cost \$27,000 or, \$12,000 more than was allocated. Details are attached as Appendix B.

The total estimated cost of these four projects is \$46,640.

The Planning Department concurs with the recommendation that the above-noted projects be approved.

FUNDING

Several of the Kitsilano N.I.P. accounts have funds remaining in them which have been unspent and several others have been overspent. Details are attached as Appendix C. Several items such as the Kitsilano Community Centre, Bayview School, Relocation of Tenants, etc. have not been included even though the accounts show money unspent for these items because these projects have not yet been completed. It is assumed that these items will be completed within the budget limits set for them.

Therefore, if these items are excluded, the balance for each section of the budget is:

Recreation Facilities	- \$ 1,655.55
Social Facilities	691.40
Housing	17,528.89
Planning & Administration	<u>21,022.00</u>
TOTAL	<u>\$37,586.74</u>
	=====

Also, on January 10, 1978 City Council agreed to sell the NIP Housing Site at 1937 to 1953 West 2nd Avenue to the Nasaika Co-op for \$160,000, with \$100,000 of that amount to be transferred to the Community Centre project and \$60,000 to be set aside for social and recreational projects in Kitsilano.

Cont'd . . .

Manager's Report, March 17, 1978 (BUILDING: A-4 - 3)

Clause 2 Cont'd

Therefore the funds required are:

Recreation Facilities overexpenditure	\$ 1,655.55
Projects listed in first section of this report	<u>46,640.00</u>
TOTAL	\$48,295.55 =====

and the total funds available are:

Social Facilities	\$ 691.40
Housing	17,528.89
Planning and Administration	21,022.00
Proceeds from Housing site sale	<u>60,000.00</u>
TOTAL	\$99,242.29 =====

Note that the money from the Social Facilities, Housing and Planning and Administration accounts is cost-shared with the senior governments on the basis of Federal 50%, Provincial 25%, City 25%. The \$60,000 from the sale of the property is completely city money and therefore, does not fall under the March 18 completion deadline.

The expenditure of \$48,295.55 on the Recreation Facilities overrun and on the four projects will leave \$50,946.74 (\$99,242.29 less \$48,295.55) unexpended City funds. Under the M.I.P. guidelines this sum of money must be spent in the Kitsilano M.I.P. area for projects identified in the future but does not fall under the March 18 completion deadline.

The Director of Planning therefore recommends that City Council:

- A. Approve the expenditure of up to \$2,635.00 (Two thousand six hundred and thirty-five dollars) from the Kitsilano NIP budget to be used to install a sink in the Community Room at Tennyson School.
- B. Approve the expenditure of up to \$2,365.00 (Two thousand three hundred and sixty-five dollars) from the Kitsilano NIP budget to be used to complete the renovation work to Kitsilano Neighbourhood House.
- C. Approve the expenditure of up to \$29,640.00 (Twenty-nine thousand six hundred and forty dollars) from the Kitsilano NIP budget to be used to improve the grounds at Gordon School.
- D. Approve the expenditure of up to \$12,000.00 (Twelve thousand dollars) from the Kitsilano NIP budget, in addition to the \$15,000.00 previously approved, to be used to install a mini-park on the boulevard on the northeast corner of 4th Avenue and Arbutus.
- E. Approve the transfer of unexpended NIP funds, from the accounts noted in Appendix C, to the NIP accounts showing overexpenditures (noted in Appendix C) and to the new accounts set up to pay for the four projects noted above."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

Manager's Report, March 17, 1978 (BUILDING: A-4 - 4)

3. Rezoning Application - Northwest Corner of 12th Avenue and Lakewood Drive

The Director of Planning reports as follows:

"An application has been received from Michael Katz, Architect, to amend Zoning and Development By-law No. 3575, whereby the site at the Northwest Corner of 12th Avenue and Lakewood Drive, Remainder Lot 2, Subdivision 'D', Block 163, D.L. 264A, Plan 8723, be rezoned from RS-1 One-Family Dwelling District to RT-2 Two-Family Dwelling District for the purpose of:

Constructing 50 2-bedroom townhouse units.

Site Description and Background

The Great Northern rail cut forms the 461 foot northerly boundary of this site, which is also bounded by Lakewood Drive on the east, Semlin Drive on the west, and in part by 12th Avenue on the south. The northeast corner of 12th Avenue and Semlin Drive is occupied by the Lakeview United Church which occupies a separate lot adjoining the site on the south. The site has frontage on three streets: 12th Avenue (a frontage of 217 feet), Lakewood Drive (a frontage of 125½ feet) and Semlin Drive (a frontage of 130 feet). The irregular shape of the site is more clearly seen in the attached Appendix A map.

The site is currently zoned RS-1 and is developed with a tourist court known as the Mid City Motel, a use which was approved by the Board of Variance in November of 1952. The motel provides 21 dwelling units and 6 sleeping units which are rented on a daily (@ \$14 per day) and a weekly basis (@ \$50 to \$55 per week). An exterior inspection of this existing development indicates that the seven buildings on the site are in fair condition.

To the north, across the railway cut, and to the south, across 12th Avenue, the lands are also zoned RS-1 and developed with a variety of single family dwellings. To the east, across Lakewood Drive are three separately zoned properties: the northeast corner of Lakewood Drive and 12th Avenue is zoned as a CD-1 Comprehensive Development District, and developed with an automobile glass repair shop; on the southeast corner of 12th Avenue and Lakewood Drive, is a gasoline service station developed under the existing C-1 Commercial District; to the east of this property is a single RT-2 Two-Family Dwelling District lot which is developed with a four unit apartment building.

Lands to the west of the site are zoned RT-2 Two-Family Dwelling District and developed with a mixture of single family houses, conversions, two-storey apartment buildings and a number of non-residential uses. For example, on the north side of 11th Avenue, between Semlin Drive and Victoria Drive, is the First Christian Restoration Church. To the north of this church is the Grandview Health Unit. (See Appendix B).

Proposed Development

The applicant submitted drawings, stamped "Received, City Planning Department, October 12, 1977", indicating the proposed development would consist of 50 2-bedroom townhouse units. Parking would be provided totally underground with a singular point of vehicular ingress/egress on Lakewood Drive.

It is important to note that the requested zone is RT-2 Two-Family Dwelling District. The only major outright uses permitted under this District Schedule are one- and two-family dwellings. The floor space ratio of these uses would be limited to 0.60. Townhouses, and apartments are conditional uses which require special approval by the Director of Planning and may be subject to conditions and regulations as the Director of Planning may decide. Specific regulations which appear in the RT-2 Schedule are as follows:

Cont'd . . .

Clause 3 Cont'd

- '(2) Apartment buildings subject to the RM-1 Multiple Dwelling District regulations and subject to notification of such adjoining property owners as the Director of Planning deems necessary.
- (2A) Townhouses on sites of not less than 7200 square feet and having a side yard of not less than 7 feet and subject to the RM-1 regulations, except regulations D, F, and J, and subject to notification of such adjoining property owners as the Director of Planning deems necessary.'

Calculations

Site Area	64,687 square feet or 1.49 acres (6,010 m ² or .6 hectares)	
Number of Units	50 2-bedroom townhouse units	
Proposed Floor Area	43,235 square feet (4,017 m ²)	
	<u>Proposed</u>	<u>Permitted Under RM-1</u>
Floor Space Ratio	0.66	0.75
Site Coverage	33%	40%
Required Parking	59 spaces	60 spaces
Height of Building	2 storeys @ 24 feet	2 storeys plus cellar
Setbacks 12th Avenue	7 feet (2.13 m)	24 feet (front yard)
Semlin	25 feet (7.62 m)	24 feet (front yard)
Lakewood	25 feet (7.62 m)	10 feet (side yard)
Rail Cut	7 feet (2.13 m)	35 feet (rear yard)

City Engineer

The Assistant City Engineer (Streets), in a memorandum dated December 28, 1977, made the following comments:

- 'The following concerns require attention and must be resolved before this rezoning proposal would be acceptable to this Department:
- 1. Adequate fire, emergency and service vehicle access must be provided;
 - 2. Building grades must be obtained from this Department and all entrance elevations must meet these grades to this Department's satisfaction;
 - 3. Geometrics regarding parking and ingress/egress must comply with Engineering Department standards.'

Vancouver Fire Department

The Deputy Fire Chief, in a memorandum to the Engineering Department dated December 29, 1977, made the following comments:

- 'I have reviewed the fire fighting access for the above project and will approve the proposal as shown.
- In this case, one entrance into the complex with a turn-around provision for fire trucks at the eastern end is acceptable.'

Vancouver School Board

The Head of Planning and Administration Services for the Board of School Trustees of School District No. 39, in a letter dated January 26th, 1978, comments as follows:

Cont'd . . .

Clause 3 Cont'd

'Noting the proposed rezoning and the possibility that a 50 unit townhouse scheme might be developed on this site, I would anticipate that approximately 40 elementary school age children might come from this project (1 per unit, 80% elementary school age).

The area elementary school is Laura Secord, 3 blocks north of the proposed development. This school currently has 5 portable classrooms on this site, but its enrollment is declining and it is expected that by September 1978 it will be able to accommodate this number of children.'

Urban Design Panel

The Urban Design Panel, at its meeting of Thursday, December 8, 1977, made the following statement:

'The Panel supported the rezoning but expressed the hope that the resubmission for development permit would show some reduction of density, larger open spaces and a breaking up of the long continuous north block facades.'

Cedar Cottage N.I.P. Committee

The Cedar Cottage Neighbourhood Improvement Program Committee, on October 26, 1977, opposed this rezoning application for the following reasons:

1. The density would be too high in this area which is presently zoned single family;
2. There are already many existing vacant apartment units in the community and in the city. Therefore, the sensibility of this proposed project is being questioned;
3. There is no guarantee that the quality of development would be better than AHOP standards and whose projects have been disastrous in some other nearby communities;
4. There is concern that the existing schools cannot accommodate the additional students which this family project would require.

Public Information Meeting

The Planning Department sponsored a Public Information Meeting on February 2, 1978, largely as a result of the Cedar Cottage N.I.P. Committee which indicated their opposition to this proposed rezoning. The major concern expressed by the 45 residents in attendance was the proposed density and related problems, especially traffic and parking congestion. It was felt that the Assisted Home Ownership Program nature of the housing would dictate a poor quality of construction. The meeting resolved that no rezoning should be approved until a clear housing policy is formulated for the Cedar Cottage area.

Following this meeting, a letter of support for the proposed development was received from the Minister of the Church to the south, on behalf of the congregation.

Analysis

Under the existing RS-1 zoning, two main alternatives exist for the site. Firstly, the existing development could be continued as a non-conforming use, providing a fairly low cost form of short and long term accommodation. The existing use does not, however, fully utilize the site.

The second alternative would be for subdivision and redevelopment of the site with single family dwellings. Such development would be costly given the site configuration and requirements for street dedication and development to service the 9 or 10 lots which would be created. The resultant development of this 1.5 acre (.6 hectare) site would be at a low density of 6 or 7 units/gross acre (15 to 17 units/gross hectare) and the Planning Department believes this land could be better utilized under an alternate zoning providing a greater range of alternatives.

Cont'd . . .

Clause 3 Cont'd

The proposed RT-2 Two-Family Dwelling District is felt to be an appropriate zoning given the site and its locational attributes. Under this zoning, one and two-family dwellings are outright uses up to a maximum floor space ratio of 0.6 and a height of two storeys plus cellar. Subdivision of the site could result in a potential for 8-9 lots and 8 to 17 dwelling units with a resultant maximum of 12 units/gross acre (30 units/gross hectare). Given land requirements for street dedication within the site, the resultant density in units/net acre would be around 14 which is lower than most established RT-2 areas given the existence of conversions, apartments, etc. Development on this site of two-family dwellings under RT-2 zoning would, however, be at a comparable density to the established RT-2 area to the west which has an average of 15 units/acre.

An alternative form of development under the RT-2 District Schedule is that of townhouses which may be considered as a conditional use. Site attributes which support such a development in this instance include the relatively large site area, its irregular shape which makes subdivision difficult, its isolation relative to the surrounding residential community, and flexibility of unit placement in response to characteristics such as the adjoining arterial/traffic noise, adjoining railway, and the church to the south.

In considering townhouse developments, 25 units/acre (62 units/hectare) and a floor space ratio of 0.75 are felt to be appropriate maxima for larger, regularly shaped sites. On irregular sites such as that of the current proposal, these maxima may be excessive, yet a slight reduction would still favourably compare with development achievable through normal duplex construction. In either case, the increases which may be permitted in both floor space ratio and units/acre for townhouse development are bonuses above normal RT-2 development in exchange for provision of features such as underground parking, collective, useable, open space and a high overall quality of design.

While the proposal submitted indicates a floor space ratio of 0.66, the proposed density in terms of units/acre is excessive at 33. The applicant indicates that there is little room for reduction in the number of units proposed as the maximum sale price for A.H.O.P. units is about \$47,000.00 and this ceiling would be exceeded with a reduction of several units.

The current proposal, partly as a consequence of the excessive density in units/acre, has not responded to a number of critical design aspects. These will require further investigation in the preparation of a Development Permit Application should the rezoning to RT-2 Two-Family Dwelling District be approved. These concerns are as follows:

- (1) Lack of provision of adequate setback of dwelling units from East 12th Avenue (7 feet shown on current proposal).
- (2) Poor dwelling unit design and orientation regarding sunlight, privacy and protection from noise.
- (3) Poor pedestrian/vehicular access to and location of underground, off-street parking spaces, with particular regard to the distance of parking from the westerly units and the resultant tendency for future residents to park on Semlin Drive.
- (4) Lack of unit diversity in that all proposed units contain 2 bedrooms.
- (5) The relatively unbroken, long corridor created by the placement of units as proposed.
- (6) Lack of common open space on the westerly portion of the site and the insensitive relationship between open space and the underground parking with regard to landscaping.

Summary

While a rezoning to RT-2 Two Family Dwelling District for the purpose of developing townhouses seems appropriate for this site, the proposed

Cont'd . . .

Manager's Report, March 17, 1978 (BUILDING: A-4 - 8)

Clause 3 Cont'd

development responds inadequately to the difficulties of this site, primarily as a consequence of the excessive density proposed (50 units: 33 units/acre). While the proposed rezoning can be supported, an acceptable scheme of development would entail a maximum of 37 units: 25 units/acre in a configuration more sympathetic to site characteristics. Establishment of a high quality development can be controlled through the Development Permit process.

Recommendation:

The Director of Planning recommends that the following be received and the whole matter be referred direct to a Public Hearing:

That the application be approved, noting, however, that the current scheme of development would not be acceptable under a Development Permit Application."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 202

MANAGER'S REPORT, MARCH 17, 1978 (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Wonder Rooms, 50 East Cordova Street

The Director of Permits and Licenses reports as follows:

"Inspector W. M. Nicol i/c Vice Section, Vancouver Police Department has reported as follows:

'Re: Conviction for Keeping a Common Bawdy House

Please be advised that a conviction was registered with regard to Kong Wong, 35 years of age, the proprietor of Wonder Rooms, 50 East Cordova Street. Mr. Wong was found guilty by Judge McGivern on December 2, 1977 and on December 22, 1977 he was fined \$750.00 or in default 60 days.'

The premises were inspected by the Health Department who report that there were 26 occupied rooms and 10 vacant rooms at the time of inspection. Of the 26 occupied rooms 21 occupants were receiving welfare and 5 were pensioners.

I recommend that Mr. Kong Wong be requested to appear before Council to show cause why his license should not be revoked. "

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 502

MANAGER'S REPORT, MARCH 17, 1978 (FINANCE: A7-1)

FINANCE MATTERS

CONSIDERATION AND RECOMMENDATION:

1. Law Reform Commission Proposals re
Tort Liability of Public Bodies

The Director of Legal Services and the City Engineer submit the following report:

"In 1974 the Law Reform Commission of British Columbia presented certain proposals relating to changes in the time limits for bringing actions against municipalities and the requirements relating to notice of intended actions. At the same time the Commission produced a working paper dealing with substantive changes in the law relating to tort liability of public bodies.

As a consequence of the recommendations and the proposals in the working paper, the Director of Legal Services prepared a report to Council setting out the substance of the various proposals, together with comments relating to the consequences of their implementation. The report (copy attached) contained seven recommendations, all of which were approved by Council on February 18, 1975. At that time Council also passed a resolution advising that they were concerned with the apparent unlimited financial responsibility which the City would be obliged to assume if the Commission's proposals were put into effect. Council also instructed that the City's report and Council's decision be forwarded to the Attorney General, the Union of British Columbia Municipalities and the Law Reform Commission of B.C.

There were many submissions from the U.B.C.M. and other municipalities with respect to many of these matters and, for whatever reason, the fact is that the new Limitations Act did not alter the existing (acceptable) requirement of notice of an intended action, as has been recommended by the Commission. Therefore, it appears that this suggestion is no longer a problem from a municipal point of view.

On the other hand, the report of the Commission to the Attorney-General, which has recently been forwarded to us, makes the exact same recommendations as did the 1974 working paper. In summary they are recommending:

- (1) that municipalities be liable for damage resulting from failure to maintain roads, sidewalks etc. in good condition;
- (2) that a municipality cannot rely on the defence of statutory authority in an action for damages, and,
- (3) that the municipal immunity from the rule in Rylands v. Fletcher be abolished.

In the 1977 recommendations to the Attorney-General the Commission states as follows:

" The working paper was circulated for comment to practising lawyers, legal scholars knowledgeable in this field, municipalities, and other organizations. All were asked for comments on and criticisms of the proposals advanced by the Commission. A great many submissions were received, particularly from

Clause No. 1 continued:

"municipal authorities, and these have been of great value to us in assessing our original proposals and formulating the final recommendations contained in this Report."

While our report may or may not have been of great value to the Commission, the fact appears to be that our report, and indeed all other reports, had no effect whatsoever in the formulation of the final recommendations.

Although it is true that Council in February, 1975 accepted the basic premise of the Commission's proposal, they did so subject to the seven specific proposals on page 11 of my report. Council also recorded its concern with the apparent unlimited financial responsibility which the City would assume if the proposals were put into effect. With the exception of Item #1 relating to 'notice', the Commission has not dealt with or answered the concerns set out in Items 2 to 7. In our opinion Items 2 to 7 were and are of fundamental importance to all municipalities, and to adopt the Commission's proposals without the modifications suggested will, in fact, be making all municipalities a giant insurer who must pay for any injuries sustained on City property, or that are caused by any City services.

The Director of Finance has suggested that we should comment on the financial implications of these proposals, but we can only repeat what we said in the earlier report to the effect that for Vancouver it is unlikely that the extra cost of claims would be less than one million dollars per year, and there is no way that we can even estimate an upper limit.

The City Engineer points out that this important matter of liability was recently brought to Council's attention during the review of the City Engineering Department's activities and budgets. In discussing the range of services provided by the Engineering Department, first priority was to those services that directly affect public safety. Almost all Engineering Department services are in this category to varying degrees and, therefore, the proposed changes in Provincial legislation would result in substantial increases in the Engineering Department's budgets for maintenance of facilities.

The matter of the substantive changes to tort liability of public bodies is now in the hands of the Attorney-General, and it is for the Provincial Government to decide whether or not these recommendations will be implemented by legislation. However, in view of the enormous impact that the adoption of these proposals would have on the City of Vancouver, and the fact that the Law Reform Commission has made no change at all in its basic submission, Council may wish to review their original acceptance of the basic proposals; (Items A, B & C in report of February, 1975).

Accordingly, the Director of Legal Services and the City Engineer:

- (I) Submit for Council's CONSIDERATION a review of items A, B & C as outlined in the 1975 Report as listed below.

- A. Is Council in favour of assuming broader legal obligations in respect of the streets and sidewalks?

MANAGER'S REPORT, MARCH 17, 1978 (FINANCE: A7-3)

Clause No. 1 continued:

- B. Is Council in favour of assuming broader legal obligations by virtue of the removal of the defence of statutory authority?
- C. Is Council in favour of assuming broader legal obligations by virtue of the removal of the municipal exemption to the rule in Rylands and Fletcher?
- (II) If Council still accepts the basic proposals, then we RECOMMEND that Council advise the Attorney General that it is opposed to the Commission's proposals unless the legislation modifies the proposals to the extent set out in Items 2 to 7 outlined in the 1975 Report as listed below.
 - 2. That the defence of Statutory Authority as it relates to repair or replacement of streets be retained.
 - 3. That municipalities be enabled to invoke contributory negligence in actions founded in nuisance.
 - 4. That the normal onus of proof not be reversed.
 - 5. That some reasonable standard be set for sewer construction.
 - 6. That a municipality be liable only for gross negligence where an injury occurs as a result of snow and ice.
 - 7. That in respect of loss or damage occasioned by municipal services, the claimant must first look to private insurance and that there be no right of subrogation.

The City Manager submits item (I) above of the Director of Legal Services and the City Engineer for Council's CONSIDERATION and RECOMMENDS adoption of item (II) if Council still favors the general directions outlined in A, B, C.

RECOMMENDATION

2. Orpheum Theatre - Heating Problems

The Director of Permits and Licenses reports as follows:

"The Orpheum Theatre has now been in operation for over one year, and during this period certain heating deficiencies have been encountered which cause considerable public complaint and operational difficulties. In general terms the problems are as follows:

- To maintain standard temperatures in the lower floor of the auditorium, the balcony and upper orchestra areas become overheated.
- The stage derives its heat from the main auditorium. This is a major problem for a performance since we must heat the auditorium to 72° in order to make the stage comfortable for the performers, but once the public arrive the temperature jumps 4° to 6° F. within 15 minutes with a full house.

MANAGER'S REPORT, MARCH 17, 1978 (FINANCE: A7-4)

Clause #2 continued:

- The air supply system is inadequate and the exhaust system is excessive which creates negative air pressure in the building. Consequently during winter when the exterior lobby doors are open, cold air pours in creating drafty, cold conditions in the lobbies and the rear seats of the auditorium.

With certain relatively minor renovations to the air delivery and exhaust system, most of these problems can be eliminated. We recommend the installation of a return air system from the balcony and upper orchestra areas, automatic dampers be installed on the main exhaust system, and duct work changes be made to the rehearsal room air conditioning system which would allow us to heat or cool the stage independently of the auditorium. The only area in the building that has true air-conditioning (i.e. mechanical cooling) is the rehearsal room, and it is our hope to make these changes to the system before summer to take advantage of this cooling capacity.

Return Air System	\$ 9,000.
Controls	3,000.
Stage Heating	5,200.
Consultant Fees	<u>1,500.</u>
Total	\$18,700.

The Director of Finances advises that if Council approves the recommendations of this report the necessary funds would be provided in the 1978 Revenue Budget.

It is therefore recommended improvements be made to the heating and air-conditioning systems of the Orpheum Theatre at an approximate cost of \$18,700. and that the necessary funds be approved in advance of the 1978 Revenue Budget."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 5024503

PROPERTY MATTERSRECOMMENDATION1. Rental Review, 1836 West 5th Avenue

The Supervisor of Properties reports as follows:

"City Council on September 30, 1975 approved a lease to Mardon and Campbell Insurance Agencies Ltd. of 945 square feet, more or less, on the second floor of the McLaren Electric Building, 1836 West 5th Avenue.

This lease for 2½ years terminating on April 30, 1978, contains an option to renew for a further 2½ years at a rent to be negotiated but with all other terms and conditions unchanged.

Following negotiations, this lessee has agreed to rent these premises for a further 2½ years, effective May 1, 1978, and has agreed to a rental increase from \$400. per month to \$492. per month.

Therefore, it is recommended that effective May 1, 1978, the rental be increased to \$492. per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Authorization to Purchase Two T.V. Sets for Cordova House Prior to 1978 Budget Approval

The Supervisor of Properties reports as follows:

"Cordova House is a three storey facility housing an average of 66 tenants per month. The building has a lounge on each floor which seat 10 to 12 tenants each, but has only one T.V. set in the main floor lounge.

To allow more of the tenants to enjoy T.V. and permit a wider choice of programs, it is proposed to purchase two more sets for the other lounges.

The price for two 20" colour T.V.'s plus tables and locking devices amounts to approximately \$1,330.00.

An allowance for furniture was submitted in the 1978 budget to B.C. Housing Management Commission but confirmation is not expected for some time.

The Supervisor of Properties recommends that authorization be given to acquire the above items prior to confirmation of the budget by B.C. Housing Management Commission; it being recognized that if funds are not approved by B.C. Housing Management Commission, then the \$1,330.00 will be a cost to the City and provided from Contingency Reserve."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

MANAGER'S REPORT, MARCH 17, 1978 (PROPERTIES: A9 - 2)

3. Lease of 1,700 square feet more or less
on second floor - 1836 West Fifth Avenue

The Supervisor of Properties reports as follows:

"British Columbia Teachers' Federation lease 1,700 square feet more or less on the second floor of the McLaren Electric Building, 1836 West Fifth Avenue. The current lease at a monthly rental of \$800.00 expires June 30, 1978.

It is noted that although the lease was drawn in the name of British Columbia Teachers' Federation, the premises were occupied and rent was paid by the Vancouver Secondary Teachers' Association and Vancouver Elementary School Teachers' Association.

These two associations have requested a two year lease commencing July 1, 1978 and have also requested that the new lease be drawn in the names of the Vancouver Secondary Teachers' Association and Vancouver Elementary School Teachers' Association. In addition, they have requested an option to renew for a further two years from July 1, 1980 at a monthly rental to be negotiated.

Following negotiations, both associations have agreed to a new lease with the rental to be increased from \$800.00 per month to \$850.00 per month commencing July 1, 1978. This lease to contain an option to renew for a further two years commencing July 1, 1980, at a rent to be negotiated. All other lease terms and conditions to be similar to the present lease with British Columbia Teachers' Federation.

It is recommended that the above space be leased to Vancouver Secondary Teachers' Association and Vancouver Elementary School Teachers' Association under the above terms and conditions with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 503

B

MANAGER'S REPORT

Date: March 9, 1978

TO: City Manager (For Council)

CLASSIFICATION: RECOMMENDATION

SUBJECT: Purchase of 5.5 acres by Daon Development Corporation in Langara

The Supervisor of Properties reports as follows:

"On March 23, 1976 City Council approved the sale of 13 acres of Langara land to Daon Development Corporation. Lot 3, Block 1165, D.L. 526 was for 7.5 acres; the acquisition has been completed by Daon and development is underway on that lot. Lot 1, Block 1165, D.L. 526 is for 5.5 acres and was sold for \$1,650,000.00. The sale date for Lot 1 has now been established as March 28, 1978 by "interim agreement" which stated the sale date would be 180 days after the first conveyance occurred on Daon's Lot 3.

The interim agreement between the City and Daon will invoke an Agreement-for-Sale as at March 28, 1978. The agreement requires payment of the balance of the initial instalment in the amount of \$330,000.00; the principal balance of \$1,237,500.00 is then payable over the next 18 months with interest accruing on the outstanding principal balance at the rate of 11% per annum, payable semi-annually from March 28, 1978.

Daon have indicated that as there is insufficient demand at present for the units they are now making available they do not wish to embark on any further development until the market improves. They are asking for a 6-month extension to the sale date from March 28, 1978 to September 28, 1978. They are prepared to pay interest on the unpaid portion of the purchase price, being \$1,567,500.00, at the rate of 12% from March 28, 1978 until September 28, 1978 or an earlier date if Daon decide to enter into the Agreement-for-Sale earlier.

Accordingly, it is therefore recommended that:

- 1) Daon be granted a 6-month extension of the date of sale from March 28, 1978 to September 28, 1978 on the purchase of Lot 1, Block 1165, D.L. 526 in Langara.
- 2) Interest to be payable on the unpaid portion of the purchase price at the rate of 12% per annum from March 28, 1978 to September 28, 1978 or until the Agreement-for-Sale comes into effect, if sooner.
- 3) This extension approval to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 503

MANAGER'S REPORTDate: March 8th, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: BOUNDARY ROAD IMPROVEMENTS AND ASSOCIATED MATTERS

CLASSIFICATION: RECOMMENDATION

The City Engineer, the Champlain Heights Development Group, the Director of Planning and the Director of Finance report as follows:

"This is a summary report. Three technical reports prepared by individual departments have been circulated to community groups in the area, and report references will be presented.

Truck Routes/Southeast Sector

In 1975, Council approved several measures dealing with truck transportation within the City as outlined in the attached report of the City Engineer. One of the measures approved provided for 'retaining the philosophy of dispersed trucking (on designated truck routes), which minimize truck miles in the city, and therefore, detrimental environmental impact'. At the same time however, it was proposed to carry out improvements to the intersection of the S.E. Marine Drive and Boundary Road in order to attract a significant proportion of the trucks presently using Knight Street, Joyce Street and other south slope arterials to this route. At the June 1977 meeting with Burnaby Council, City Council agreed to downgrade Boundary from a replacement route to an alternative trucking route.

As the City Engineer points out, the primary benefit of using Marine Drive and Boundary Road as an alternative truck route is that it would provide relief to residents on other streets from peak noise levels normally associated with trucking. This route has substantially (50%) fewer residents than other truck routes on the south slope, and much greater setbacks, up to 150 feet at Champlain Heights.

The report of the Director of Planning attached as Appendix 3, points out that more extensive use of Boundary Road as a truck route would reduce total resident exposure to trucks in the South East sector by about 20%, provided that Joyce Street and/or Argyle/Victoria are removed from the truck route system. However, insufficient evidence was found to support whether diverting additional trucks on to Boundary Road will significantly improve the environment along truck routes in the S.E. sector.

The Municipality of Burnaby is also proceeding with two developments which affect the situation:

1. The development of the Big Bend Industrial Park will place increased trucking on Marine Drive. Some of this trucking will have northerly destinations, and will be diverted to Knight Street or Argyle Street if a good connection to Boundary Road is not available.
2. The major east-west route for through traffic will be Marine Way. This new route, approximately 1000 feet south of Marine Drive is anticipated to be under construction this year in Burnaby and preparatory work has already been done in Vancouver. Following completion of this route, S.E. Marine Drive would be de-emphasized in Burnaby as a through arterial, remaining to serve local traffic.

This raises the issue of how to provide a suitable connection between Marine Way and Boundary Road, without routing through traffic on Marine Drive. The design of this connection is also critical in determining the amount of relief provided to other south slope arterials. Regardless of the option chosen, some trucks will continue to use Boundary Road, and improvements will be needed to meet existing and future traffic volumes on this part of the street system. Staff have examined a large number of options, and submit the following five for examination as described in Appendix 1.

/.....

Funds for a portion of the capital costs of the basic option (Option 1a) are available in the 1977-81 Five Year Plan, and in the Champlain Heights front-end costs. The other options contemplate additional work, with incremental costs as noted. All of these figures may be subject to cost sharing; further report will be required on this and on sources of the City's share of the cost.

Option 1a - Provides for decreased trucks on Boundary Road because of excessive grades (15%) between Marine Way and Marine Drive. Some trucks would be diverted to Knight Street and other south slope arterials. (Taken as basis for cost comparison - capital budget for basic street works as above \$2.2 million).

Option 1b - Provides a status quo for trucks on Boundary - an improvement over 1a but no improvement in grades compared to the present situation (in fact the existing grades are lengthened). Marine Drive could be reclassified as a collector route with an overpass across Boundary. Boundary Road would be placed in a cut section which has environmental benefits, and the grid system would be preserved.

Estimated additional construction cost over 1a \$950,000

Option 2a - Provides for some increased use by trucks from Vancouver but significant reductions from Burnaby due to down grading of S.E. Marine Drive, for an overall decrease in trucks.

Estimated additional construction cost over 1a \$175,000

Option 2b - Provides for some improvement to trucking consistent with the Council's policy of a dispersed truck route system. Grades would be improved for trucks from Vancouver, with no improvement for trucks from Burnaby.

Estimated additional construction cost over 1a \$1,275,000

Option 3 - Of the options presented, this provides the best improvement to trucking on Boundary because of grade improvements. Boundary would function as a part of the dispersed truck system with this option, and 5.12 acres of developable land would be lost.

Estimated additional construction cost over 1a \$1,075,000

Comments on this issue

Taking into account all considerations including the efficiency of this system from Burnaby's perspective, the Director of Planning and the Champlain Heights Project Manager recommend Option 1b. This option has been discussed with Burnaby staff and in our opinion, it would appear to satisfy their concerns.

The City Engineer notes that adoption of Option 1(b) eliminates the possibility of diverting truck traffic from south slope north/south streets such as Main, Knight, Victoria etc. to Boundary Road, not only for the present, but for the future also. The subdivision of southern Champlain Heights must be finalized and the utilities to service this area installed in the road alignment chosen. It will not be possible to revert to the other schemes later. Thus, the City Engineer feels that Council should consider these matters and also the lesser environmental impact of the Boundary Road bypass routing made possible by some of the other options on adjacent properties in coming to a decision on the above options.

/.....

The Feasibility of Enclaves 9, 10 and 11 for Housing

The presence of heavy traffic volumes and industrial activity in this area raises the issue of the suitability of Enclaves 9, 10 and 11 for residential use. On February 10 1976, Council directed the Planning and Development Committee to re-examine the housing mix in view of the probable loss of housing south of Marine Drive.

The attached reports point out a number of concerns about residential use of these enclaves. A report on suitable land use for this area will be presented following resolution of environmental, economic and other issues.

Improvements to Boundary at Kingsway

As the attached report indicates, this issue is not related to the truck alternates, but to the need to provide adequate intersection capacity to serve present traffic and new developments such as the B.C. Tel building and Champlain Heights, and to provide continuity through the intersection. The present intersection arrangement and increased traffic have resulted in considerable delays and an 80% increase of the accident rate. Council approved this work in 1976, but it was delayed pending acquisition of a small portion of land (6100 sq.ft.) from Central Park. The only action required at this time is that Council join Burnaby Council in approaching the Provincial Government for this land.

It should be further noted that adequate, safe access is needed in order to serve the Burnaby Town Centre as provided in the Livable Region Plan. The intersection improvements at Kingsway and Boundary play a major role in providing the needed traffic and transit service. If the regional town centre concepts are to be supported, then adequate access is also needed.

Boundary Road Past Central Park

As previous reports indicated, traffic needs for the foreseeable future can be met by widening Boundary to four paved lanes within the present right-of-way. Ultimate widening beyond this width may be required, but this issue can be re-examined in the future when better information will be available on volumes, rates of development, fuel supply, etc. This item is submitted for Council's INFORMATION.

CONSIDERATION and RECOMMENDATION

A. The City Engineer submits the following options for Council's CONSIDERATION:

- (a) Option 1a or 2a to reduce the role of Boundary Road as a truck route;
- (b) Option 1b to preserve the status quo of Boundary Road as a truck route;
- (c) Option 2b to implement a dispersed truck route system with Boundary Road;
- (d) Option 3 to provide for improved trucking on Boundary Road.

The Director of Planning and Champlain Heights Development Group RECOMMEND selection of Option 1b.

The following RECOMMENDATIONS are submitted:

- B. That the City Manager meet with Burnaby staff to resolve cost-sharing for the option selected and previously unresolved issues regarding Boundary Road improvements, for further report to Council;
- C. That staff report back on suitable land-use options for the area south of Marine Drive, taking into account environmental, economic, and other issues;

/.....

- D. That Council join Burnaby Council in approaching the Provincial Government for the right-of-way requirement for the immediate intersection improvement needs of south Kingsway;
- E. That the City Engineer report back on the cost of the option chosen, and the Director of Finance report back on appropriate funding sources."

The City Manager RECOMMENDS selection of Option 1b. and approval of items B - E.

FOR COUNCIL ACTION SEE PAGE(S) 503

MANAGER'S REPORT

March 15, 1978

D

TO: Vancouver City Council

SUBJECT: Proposed Rezoning - Former C.P.R. Right-of-Way
In Kitsilano Point

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"Council will recall that, at their meeting of October 18th, 1977, the following resolution was passed when considering the above noted rezoning application:

- '2. That the application be referred direct to a Public Hearing only after the following conditions have been satisfied:
 - (i) That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer (along north side of Lots A, B, C and D with a minimum width of 6') and to pay 50% of the total sewer construction, this construction to be undertaken by the City of Vancouver and completed within 60 days of submission of an undertaking approved by City Council.
 - (ii) That the owner submit a satisfactory undertaking to Council in writing to agree to make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service, at no cost to the City.
 - (iii) That the owner submit a satisfactory undertaking to Council in writing to pay to the City a sum equal to the City's one-third share of undergrounding the B.C. Hydro Line on Creelman Avenue subject to the project being approved under the 'Power and Telephone Line Beautification Fund Act'.
 - (iv) That the owner submit a satisfactory undertaking to Council in writing to give the City \$27,000.00 to be used for a neighbourhood project which has yet to be agreed upon.'

Marathon Realty Company Limited (the applicant) have submitted a letter dated February 22, 1978, signed by Mr. B.H. Kennedy, General Manager, Operations, which reads as follows:

'We refer to the resolution of Council of October 18, 1977 approving the report of the City Manager in this regard but adding a fourth condition to be satisfied before the application for rezoning of the property referred to above would be referred to public hearing; and we refer also to the resolution of October 18, 1977 with respect to the undergrounding of the B.C. Hydro line in that area by the City.

Marathon Realty Company Limited ("Marathon") requests that the rezoning application with respect to the above described property be referred as soon as possible to public hearing and Marathon hereby undertakes to the City as follows:

1. That Marathon will give to the City an easement for the sewer to be constructed along the north side of Lots A, B, C and D, the easement area to have a minimum width of six feet. Marathon will pay to the City 50% of the total construction costs incurred by the City in installing the sewer to the standards heretofore discussed between the representatives of

Cont'd . . .

the City and Marathon. We were advised by letter of October 7, 1977 that latest estimates for Marathon's share of such costs amounted to \$37,500. Marathon will instruct its solicitors to work with the City's representatives to settle the form of easement as quickly as possible. Marathon will also cause its surveyors to prepare the necessary easement plan. Marathon's obligations under this paragraph 1 are conditional upon the City agreeing to complete the construction, installation and any necessary connections for the said sewer within sixty days after Marathon executes in registrable form and delivers to the City the said easement together with any necessary plan.

2. That Marathon will negotiate with B.C. Telephone Company ("B.C. Tel") to have B.C. Tel's trunk service line now situate within the properties placed underground at no cost to the City or otherwise removed from the property.
3. That Marathon will pay to the City a sum equal to the City's one-third share of placing underground the British Columbia Hydro & Power Authority's electricity line now situate on Creelman Avenue provided that the City arranges to have that line placed underground as an approved project under the 'Power and Telephone Line Beautification Fund Act'. We were advised by letter of October 7, 1977 that latest estimates of Marathon's share of costs associated with this project amounted to \$41,666.66.
4. That Marathon undertakes to pay to the City \$27,000 to be used for a project for the benefit of the neighbourhood in which the above-described properties are situate, which project has yet to be agreed upon.

Marathon's undertakings in this letter are subject to and take effect only concurrently with the rezoning of the former C.P.R. Right-of-Way between Arbutus and Chestnut Streets as follows:

- (i) Lots A to H inclusive, District Lot 526, Plan 15855 to be rezoned from RS-1, one family dwelling district, to RT-2A, two family dwelling district; and
- (ii) Lots I and J, District Lot 526, Plan 15855, to be rezoned from RS-1, one family dwelling district to CD-1, comprehensive development district. This zoning to have the additional specifications of not exceeding 5 townhouses on each of the lots, and a floor space ratio not to exceed 1.25 on each of the lots and including the additional details as outlined on Page 4 of the Manager's Report of September 23, 1977.

Marathon reserves the right to give final approval to the commencement of works contemplated under items 1 and 3 of this letter dependant upon final cost estimates.

We trust that this matter can now proceed to public hearing and would be grateful if you would let us know when and where that hearing is to take place.'

Analysis

The above quoted letter of undertaking is generally in agreement with that required by Council resolution, however, it must be noted that many details regarding the four items listed on page 1 of this report require resolution following the Public Hearing, should approval be granted. It should be noted that if approval is granted at the Public Hearing, registered legal agreements between the City and the property owner(s) of the subject lands may be required to ensure completion of the above noted utility works, etc. prior to enactment of the amending by-law.

Recommendation: The Director of Planning recommends the following:

That the letter of undertaking from Marathon Realty Company Limited, under signature of Mr. B.H. Kennedy, dated February 22, 1978 and the rezoning application for Lots A to J inclusive, D.L. 526, Plan 15855 (former C.P.R. Right-of-Way in Kitsilano Point) be referred direct to Public Hearing."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 503

March 15, 1978

TO: Vancouver City Council

SUBJECT: Grandview-Woodland N.I.P. Appropriation of Funds:
R.E.A.C.H. Centre Improvements

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE OF REPORT. On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of \$90,500.00 for improvements to social services in the area. The Concept Plan identified improvements to social service agency office space as a priority in this category of N.I.P. expenditures. The purpose of this report is to recommend that Council appropriate funds for the establishment of health education and counselling facilities at the R.E.A.C.H. Centre, 1135 Commercial Drive.

THE R.E.A.C.H. PROPOSAL. R.E.A.C.H. (Research and Educational Attack on Community Health) is a non-profit society funded through charitable grants and donations, provincial government and University of British Columbia grants, and fees for service. Since 1969, it has provided a range of health care services to residents of the Grandview-Woodland area (medical, subsidised dental, nutritional, laboratory and pharmaceutical services) as well as training and education of medical students in the field of community health. The Centre's philosophy emphasises health education and encourages users to be active participants in their health care, and to take responsibility for their own health status. (See Appendix I)

Until the summer of 1977, the R.E.A.C.H. Centre was operating out of four separate storefront units on Commercial Drive. Consolidation of the services in one rented building at 1135 Commercial Drive was undertaken in 1977 to improve the convenience of the Centre to members of the public and to reduce overall rental payments. Approximately \$60,000.00 in renovation work, financed through a grant from the Provincial Department of Health and the R.E.A.C.H. Society, has been carried out at 1135 Commercial to date. The medical and dental services and the pharmacy have now been consolidated on the main floor of the building, and renovations to accommodate health education services, counselling, and administrative offices are planned for the basement of the building. A development permit for these renovations has been obtained; R.E.A.C.H. has arranged a five-year lease with a five year renewal option for the main floor. The owner of the building has agreed to lease the basement area, at approximately $\frac{1}{4}$ the rental rate being charged for the main floor, and to extend the lease for both floors to a straight ten-year period, if R.E.A.C.H. proceeds with the proposed renovations to the basement area.

A proposal was made by R.E.A.C.H. to the Grandview-Woodland N.I.P. Committee during the planning stage of the program (February 1977) for funding of renovations at 1135 Commercial; funds were subsequently allocated in the N.I.P. Concept Plan for this purpose. Recently, the N.I.P. Committee has considered the details of the R.E.A.C.H. proposal, and unanimously resolved to recommend to Council that N.I.P. funds be advanced to R.E.A.C.H. to finance that portion of the basement renovations required for the health education and counselling services, with the understanding that R.E.A.C.H. will secure funding from other sources to provide the administrative offices. The total amount of N.I.P. funding involved would be \$39,590.00. The Committee recognizes that the proposed improvements will eventually become the property of the owner of the premises at 1135 Commercial Drive, but believes that a ten-year lease would provide a reasonable amortisation of funds that are being allocated.

C.M.H.C. has been advised of this proposed project and has indicated that, according to N.I.P. guidelines for improvements to facilities not owned by the municipality, the federal contribution would be 50 per cent of the City's total contribution, and that an agreement between the R.E.A.C.H. society and the City would be considered adequate to ensure public use of the facilities for an eight-year period.

PROJECT FUNDING. The Grandview-Woodland N.I.P. Concept Plan included an allocation of \$63,855.00 for improvements to the R.E.A.C.H. facilities. However, at that time it was anticipated that the N.I.P. contribution would be larger in total and would involve a 50 per cent federal contribution; the present proposal is for a total of \$39,590.00 but is eligible for a smaller contribution from the federal and provincial governments because the facility involved is not publicly owned. The balance would have to be provided through a larger City contribution. In order to fund this project and provide a City contribution to match federal and provincial funds remaining in the Grandview-Woodland N.I.P. Social Services Account, an additional City contribution to the Grandview-Woodland Neighbourhood Improvement Program of \$16,967.15 would be required (refer to Appendix II).

In adopting the Riley Park N.I.P. Concept Plan, Council resolved that a sum of \$104,500.00 of City N.I.P. funds not allocated to either of the 1976 Neighbourhood Improvement Programs be retained to assist with projects in Riley Park and Grandview-Woodland requiring a larger than normal City share. To date, Council has not allocated any of these funds to either program. Should Council wish to approve this project, this fund would be the logical source for the additional City contribution.

RECOMMENDATIONS. The Director of Planning notes that the R.E.A.C.H. Society has already invested \$60,000.00 in improvements to the building at 1135 Commercial and intends to spend a further \$25,000.00, in addition to the requested N.I.P. funds, on alterations to the basement of the building. These physical improvements will become the property of the owner of the building; on his part, the owner is committing himself to a ten-year lease of these premises, and to rent the basement area to R.E.A.C.H. at considerably below market rates for this period of time.

C.M.H.C. requires that an agreement between the City of Vancouver and the R.E.A.C.H. Society be arranged, to ensure that the facilities being created with N.I.P. funds are available to the residents of the neighbourhood for a minimum period to eight years. The Director of Planning believes that the proposed improvements would result in the establishment of a useful community service, supplementing City Health Department services in the Grandview-Woodland N.I.P. area, and that the commitments that have been made by the R.E.A.C.H. Society and the building owner will adequately safeguard the investment of N.I.P. funds in this project, and ensure that the service will be available in the community for an acceptable minimum period of time.

Comments of the Medical Health Officer

The City is being asked to provide funds in support of health programs at a time when it is deciding which of its own services to cut as a result of reduced enrollments in the school system. Most services of R.E.A.C.H. do not overlap those of the City Health Department; even where their services do overlap, need in the community utilizes both agencies fully. I wished Council to have this information before considering the recommendations contained in the report.

The Director of Planning therefore RECOMMENDS:

- A. That Council approve the transfer of \$16,967.15 of unallocated City funds in Account 532/1610 for 1976 Neighbourhood Improvement Programs to the Grandview-Woodland N.I.P. Social Services Account.
- B. That, subject to R.E.A.C.H. Society arranging a ten-year lease for the main floor and basement of 1135 Commercial Drive, Council approve the appropriation of \$39,590.00 to the R.E.A.C.H. Centre Society, to be used for renovations to the premises at 1135 Commercial Drive, costs to be shared as follows:

C.M.H.C.	-	\$11,311.43	
Province of B.C.	-	\$ 5,655.71	
City of Vancouver	-	<u>\$22,622.86</u>	= \$39,590.00

- C. That the City enter into a legal agreement with R.E.A.C.H. Society, satisfactory to the Director of Legal Services and the Director of Planning, assuring that the improvements to 1135 Commercial Drive that are funded through N.I.P. will be used to provide community health services for a minimum period of eight years."

The City Manager notes that this N.I.P. item is a one time capital investment in providing a facility for a neighbourhood service. As such, it cannot be readily related to ongoing Health Department expenditures for delivery of service. Therefore, the City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 534

MANAGER'S REPORT

March 20, 1978

TO: Vancouver City Council

SUBJECT: Consequential Amendment to Zoning and Development
By-law No. 3575 re Point Grey Road Building Line

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"At a Public Hearing on May 27th, 1976, Council approved the establishment of a proposed building line on the north side of Point Grey Road for the purpose of preserving open space to the north thereof. On June 1st, 1976 amending By-law No. 4977 was enacted by City Council to establish the proposed building line in Schedule E of Zoning and Development By-law No. 3575.

In reviewing this matter in connection with the proposed establishment of new regulations for the measurement for floor space ratio on waterfront residential properties, it was noted that a consequential amendment should be undertaken to clarify possible confusion regarding the measurement of rear yard on those properties with this established building line.

The intent of the established building line as expressed by Council at the Public Hearing was to ensure that development on the north side of Point Grey Road did not extend to the north of the building line proposed. Development was, however, to be permitted up to the building line. Lands to the north of the building line were to be preserved for open space. Due to the unique intent of this proposed building line, it was established as Part III in Schedule E of Zoning and Development By-law No. 3575. Part III specifically prescribes those lands subject to a building line for the maintenance of open space.

In Section 10.2 Sites with Building Lines the width or depth of a required yard is to be measured using the building line instead of the site boundaries. While Section 10.2 is appropriate for those sites with building lines as prescribed in Parts I and II of Schedule E (future street and lane widening), it is contrary to the intent expressed by Council and therefore inappropriate regarding the building line established on the north side of Point Grey Road.

Section 10.2 presently reads as follows:

'Sites with Building Lines

Where a building line has been established pursuant to Section 14, the following measurements and calculations shall be made using the building line instead of the site boundaries:

- (a) Width or depth of a required yard;
- (b) Depth of required setbacks for pump islands and canopies in Gasoline Service Stations;
- (c) Depth of a site for the purpose of yard reductions pursuant to subsection 11.2 of Section 11.'

The recommended consequential amendment required to complete enactment of the building line as expressed by Council at the Public Hearing, would delete the reference to Section 14 and replace it with a reference to Section 14.1.

In light of the application scheduled for Public Hearing on April 6, 1978, which is largely applicable to those properties on the north

- 2 -

H-75

side of Point Grey Road, it is suggested that the consequential amendment to the building line regulations for the established building line on the north side of Point Grey Road be considered by Council at this same Public Hearing.

Recommendation: The Director of Planning recommends the following:

That the Director of Legal Services be instructed to prepare the necessary draft by-law to undertake a consequential amendment regarding the building line on the north side of Point Grey Road and that this matter be advertised and considered by Council at the Public Hearing scheduled for April 6th, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 504

MANAGER'S REPORT

March 8, 1978

TO: Vancouver City Council
SUBJECT: Replacement of Deputy Fire Chief
CLASSIFICATION: Recommendation

The Fire Chief reports as follows:

"The Deputy Fire Chief will be proceeding on superannuation effective November 1, 1978. Prior to his effective date, he will be taking a total of ten weeks accumulated vacation, making his actual retirement date August 21, 1978.

To provide consistent management of the Department I feel it essential to replace the Deputy prior to his proceeding on vacation. I also feel it necessary that the new Deputy have an overlap training period of approximately two months to be effective in a reasonable time frame. The latter is essential as my own retirement date will be July 1, 1980, at the latest.

I therefore recommend approval be given to start recruiting procedures immediately for the position of Deputy Fire Chief and that an overlap of up to two months be authorized."

The City Manager RECOMMENDS the foregoing recommendation of the Fire Chief be approved.

FOR COUNCIL ACTION SEE PAGE(S) 504

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 9, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 9, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M.L. Cross

RECOMMENDATION1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, and Mr. D. M. Hickley, Associate Director, Central Area Planning reported verbally on the following major development permit applications:

- a) DPA #79808 - 1274 Barclay Street - construct 42 foot (four storeys and loft) 48 unit apartment building - 48 underground parking spaces
- b) DPA #79820 - south side False Creek - construct parking (241 covered, 75 open on surface)/two-storey commercial/tennis court structure (five courts on roof with 10 foot screen)
- c) DPA #80025 - 1690 Nelson Street - construct four-storey, 40 unit apartment building
- d) Preliminary DPA #80046 - 1081 Burrard Street - to alter existing hospital (St. Paul's) and construct eight-storey extension
- e) DPA #80109 - 1169 Nelson Street - construct 36 foot (three-storey and basement) 31 dwelling unit apartment building - 39 underground parking spaces
- f) DPA #80172 - 2650 Granville Street - construct ten-storey office and retail building - three levels of underground parking
- g) DPA #80207 - 923 West 8th Avenue - construct three-storey commercial/residential (six units) development - 17 underground parking spaces

cont'd.....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 March 9, 1978

(I-2)

Clause No. 1 continued:

- h) DPA #80216 - 855 West 8th Avenue - construct office/residential development, 27 dwelling units
- i) DPA #80304 - 1066 Barclay Street - erect 56 unit, ten-storey apartment building - 56 underground parking spaces
- j) DPA #79880 - 1552 Pendrell Street - preliminary application for a four-storey, 100-unit apartment building
- k) DPA #79929 - 2425 Oak Street - preliminary application to construct a four-storey medical office building
- l) DPA #79936 - 1334 West 6th Avenue - construct three-storey office building
- m) DPA #79972 - 1631 Comox Street - erect a four-storey, 20 unit apartment building
- n) DPA #79973 - 1523 Davie Street - alter and use existing building for a restaurant (Gabriola Mansion)

The Committee requested that Mr. Floyd continue to present progress reports on the development permit for Saint Paul's hospital.

RECOMMENDED

THAT the verbal report on the monthly status of development permit applications be received.

2. False Creek, Area 6, Phase 1 - Parks Budget

The Committee considered a report of the City Manager dated February 6, 1978 (on file in the City Clerk's office), in which the Development Consultant responded to a Council request for further clarification of the park design, particularly with regard to wash-rooms.

In the report the Development Consultant states, in part:

"In reviewing the report entitled "False Creek - Public Open Space - Area 6 - Phase 1" produced by Thompson, Berwick, Pratt and Partners, it was considered more appropriate to have the work pertaining to pedestrian streets, squares and plazas and waterfront walkway under the control of the City Engineer. This was subsequently agreed to and they are currently being constructed under direction of the Engineering Department.

cont'd.....

Part Report to Council
Standing Committee of Council
on Planning and Development
March 9, 1978

(I-3)

Clause No. 2 continued:

It was originally intended that the \$80,000 identified for Furniture would be for all the benches throughout False Creek. However, by achieving economies in the Engineering street work, it has been possible to provide the benches and waste paper receptacles for the pedestrian streets, squares and plazas, and parts of the waterfront walkway, out of the Engineering accounts. Also, a number of benches have been provided in the mini plaza at the south end of the Laurel Deck out of a separate account.

Consequently, the Park Board have found that only \$15,000 of the original \$80,000 has been required to provide the benches in the Park. The remaining \$65,000 of that particular account has been redistributed along with other accounts.

The detailed design and construction of the central public open space (the park) has been undertaken by the Park Board within a budget of \$1,648,000 approved by City Council on 11th May, 1976 and is completed except for the playfield.

The playfield is expected to be finished this summer for use by the school during school hours and by the public, with arrangement through the Park Board, on evenings, weekends and holidays. The school, currently under construction for opening in August, 1978, has a larger than normal gymnasium, with an increased height to allow games such as badminton and volleyball to be played, the additional capital cost in the amount of \$23,000 being provided from the Park budget. The gymnasium will be made available for public use, by arrangement with the School Board, on evenings, weekends and holidays.

Changing rooms associated with the gymnasium will be available to the general public when using the gymnasium and/or playfield.

The original Park budget included \$100,000 for free-standing public washrooms in the Park. A high proportion of this cost could be saved if the washrooms could be built in conjunction with another building or buildings which already had heating, lighting, hot water and connection to sewers. The budget for this item was therefore reduced to \$12,000 and the surplus funds used for other items i.e., the expanded playfield and changes to the gymnasium portion of the school.

Washroom facilities which have been provided adjacent to the Heather Civic Marina for use by marina members are now also available to the general public every day, including weekends, until early evening.

cont'd.....

Part report to Council
Standing Committee of Council
on Planning and Development
March 9, 1978

(I-4)

Clause No. 2 continued:

The amount of \$12,000 referred to above has been provided in the Park budget to pay for the capital cost of additional public washrooms, at the lowest level of the school with direct access from the Park. A maintenance and operating agreement has still to be finalized between the Park Board and School Board for the facilities to be available to the general public outside school hours, evenings, weekends and holidays.

It was determined by the False Creek Development Group, the co-ordinating architects and the Park Board staff, that the combined use of these facilities, together with facilities to be provided in the centralized community centre in Phase 2 and with washrooms that will be built in association with the variety of restaurants throughout the development, would provide for adequate washrooms to be available to the general public visiting False Creek. This arrangement has also resulted in a compounded saving of \$88,000."

In answer to questions regarding the number of washrooms and their availability, Mr. D. Bowden, False Creek Development Group, advised that the total number of washrooms originally planned are being provided. It is intended that the public washrooms will be available evenings and weekends through the winter and hopefully in the day time as well during summer months.

The Committee requested the False Creek Development Consultant to report back on the availability of washroom facilities during the summer months.

RECOMMENDED

THAT the report of the City Manager dated February 6, 1978 be received and the False Creek Development Consultant report back on the availability of washroom facilities during the summer months.

The meeting adjourned at approximately 3:00 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 505

II

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MARCH 9, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 9, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Part Report from the Community Services Committee meeting of February 16, 1978, and the minutes of the Joint meeting of the Community Services and Finance & Administration Committees of February 16, 1978, were adopted.

RECOMMENDATION

1. Immigrant Services Centre Funding

The Committee had before it for consideration a Manager's report dated February 22, 1978 (copy circulated) in which the Director of Social Planning and the Medical Health Officer reported on the history and the operation of the Immigrant Services Centre at 8165 Main Street.

Appearing before the Committee on this matter was a representative of the Social Planning Department who reviewed the report with the Committee and pointed out that the Director of Social Planning and the Medical Health Officer are recommending this be the final year that the City contribute towards operating costs for the Centre.

The report contained a recommendation that the City request the Secretary of State's Department to assume the operating costs in 1979, and the Social Planning representative advised the Committee that if the Secretary of State's Department does not assume these costs in 1979, this would be the subject of a report to the Community Services Committee.

Following brief discussion, it was

RECOMMENDED

- A. THAT City Council approve the continued funding of a full time public health nurse and health aid interpreter in the amount of \$34,608.00.
- B. THAT City Council approve the operating costs of the Immigrant Service Centre in the amount of \$30,440.00.
- C. THAT recommendations "A" and "B" be approved subject to the continued participation of the Federal Government at least at their present level of cost sharing.
- D. THAT the Secretary of State's Department be requested to assume the Centre's operating costs in 1979.

Continued

2. Hotel Vancouver re Fire By-law

City Council, on February 21st, 1978, approved the following recommendations from the Community Services Committee meeting of February 9, 1978:

- "A. THAT City Council require C.N. Hotels to submit to the Community Services Committee:
 - i) an undertaking to carry out the necessary work to have the Hotel Vancouver comply with the City Fire By-law;
 - ii) a schedule acceptable to the Fire Chief for the work to be completed within eighteen months of February 9, 1978;
 - iii) monthly progress reports on work being undertaken at the Hotel Vancouver, such reports to be submitted to the Fire Chief who will report monthly to the Community Services Committee.
- B. THAT the City prosecute C.N. Hotels for failure to comply with the City Fire By-law if the owners of the hotel do not comply with any of the foregoing.
- C. THAT the City Manager report to the Community Services Committee on the functions and jurisdictions of the City Fire Chief as compared with the Provincial Fire Marshal, such report to include comment on whether the Provincial Fire Marshal can delegate his full powers to the City Fire Chief who acts as his deputy. "

Appearing before the Committee this date was the Chief Fire Warden G. Birnie to speak to the letter dated March 3, 1978 (copy circulated) from the General Manager of C.N. Hotels which had been circulated to the Members of the Committee.

During discussion, it was pointed out that the City has not yet received the material requested in Recommendation A(i) and (ii) approved by Council on February 21st, 1978, but it was noted that the City did not impose a time limit by which these items were to be submitted to the Community Services Committee.

In response to Recommendation A(iii) was the letter dated March 3rd, 1978, from the General Manager of C.N. Hotels which was before the Committee for consideration at this time.

The Chief Fire Warden advised that the Fire Chief is not satisfied with C.N.'s submission which stated that final drawings for the sprinkler system were to be submitted to the Fire Chief by Keen Engineering on March 6, 1978. The Chief Fire Warden told the Committee that his department had been advised on Monday, March 6, 1978, that these final drawings were not yet ready.

The Committee expressed dissatisfaction over C.N.'s failure to submit an undertaking to carry out the necessary work to have the Hotel Vancouver comply with the City Fire By-law and its failure to submit a schedule acceptable to the Fire Chief for the work to be completed within 18 months of February 9, 1978. The Committee noted further that C.N. had failed to submit the final drawings for the sprinkler program which C.N., in its letter dated March 3rd, 1978, promised it would do by March 6, 1978.

During discussion, it was noted that in approximately fifty other cases of buildings which did not make progress towards compliance with the City Fire By-law, charges were laid.

Part Report to Council
 Standing Committee of Council on Community Services
 March 9, 1978

(II-3)

Clause No. 2 Continued

The Committee noted that its recommendation of February 9, 1978, which was approved by Council on February 21st, 1978, called for the City to prosecute C.N. Hotels for failure to comply with the City Fire By-law if the owners of the hotel did not comply with any of the requirements specified in Recommendation A(i) to (iii), and there was some consideration by the Committee of recommending that Council request C.N. Hotels to appear before Council to show cause why its business license should not be suspended for failure to comply with the City's requirements.

Following further discussion, it was

RECOMMENDED

THAT the City prosecute C.N. Hotels for failure to have the Hotel Vancouver comply with the City Fire By-law.

3. The Status of Day Care Centres in the City Vancouver

The Committee had before it for consideration a Manager's report dated February 8, 1978 (copy circulated) in which the Director of Social Planning responded to the Community Services Committee's request for more specific information in a number of areas pertaining to day care.

The Committee had requested such further information following an evening meeting of the Committee on December 1st, 1977, which was attended by well over 100 representatives from day care centres from throughout the City.

Appearing before the Committee this date were a representative from the Social Planning Department, a representative from Community Care Facilities Licensing, and Ms. G. Maycock of Day Care Information Centre.

The Social Planning representative spoke to the report, reviewing briefly the following topics which the Committee had requested further information on:

- the block funding concept;
- the existing and a proposed level for day care subsidies;
- the need for a City-wide organization for day care centres and the proposal for a grant for a community organizer;
- the current ranges of staff salaries at day care centres;
- the existing day care regulations pertaining to immigrant families; and
- the circumstances of student-parents.

It was pointed out during discussion that in the City of Vancouver there are 70 day care centres, 60 pre-school centres and 25 out-of-school care centres.

Continued

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

- A. THAT City Council endorse the following recommendations and ask the Chairman of the Community Services Committee to meet with the Minister of Human Resources to discuss the recommendations:
- i) Non-profit group day care centres be funded by annual operating (block) grants as are most other non-profit community programs.
 - ii) Budget guidelines be established to set minimum standards while allowing each centre flexibility in program and operation.
 - iii) Day care centres be required to submit annual budgets, reports and monthly accountings to the Ministry of Human Resources. Grant installment payments be contingent upon receipt of such reports.
 - iv) Administrative assistance to non-profit group day care centres be provided by Ministry of Human Resources.
 - v) The method of determining eligibility for subsidy be adjusted so that the "income test" is tied into the cost of living index.
 - vi) Eligibility determination should be as objective as possible and only a small percentage of parents should have to submit to a "means test" to prove eligibility.
 - vii) The maximum subsidy be set to cover the maximum fee charged.
- B. THAT the City continue its support to non-profit day care centres through:
- i) the lease of City land at nominal rent;
 - ii) property tax exemption;
 - iii) Development Permit Application Fee exemption;
 - iv) the sub-lease arrangements with Shannon and False Creek Day Care Centres;
 - v) where the City is leasing or sub-leasing space in City owned or leased buildings to non-profit day care centres the only charge be to recover operating expenses (including utilities, insurance, repairs, maintenance).
- If the Provincial Government changes its policy and funding of day care centres, the City should re-examine the above practices.
- C. THAT City Council forward the preceding recommendation B(v) to the Vancouver Board of Parks and Recreation, the School Board and the Greater Vancouver Regional District and ask them to consider adopting a similar policy as an interim measure until the Provincial Government responds to Recommendation A.

Continued

Part Report to Council
Standing Committee of Council on Community Services
March 9, 1978

(II-5)

Clause No. 3 Continued

- D. THAT City Council recognize the community service being performed by non-profit institutions which provide space for day care centres and at the same time urge those tax exempt institutions charging monthly rates to recover costs only.
- E. THAT City Council approve an amount of \$8,500.00 (inclusive) to retain a day care consultant for a one year period (April 1978 to March 1979) to work with Vancouver day care parents and other community representatives to develop a Day Care Association (as outlined in Item C, Page 2 of the Manager's report dated February 8, 1978, on "The Status of Day Care Centres in the City of Vancouver"). The consultant would be supervised by the Director of Social Planning, source of funds to be the POSER account of the Social Planning Department.

The meeting adjourned at approximately 3:50 P.M.

NOTE FROM CITY CLERK:

Jericho Hangar No. 5, which was considered by the Committee this date, is the subject of a separate report which will go to Council on Tuesday, April 4th, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 505 & 506



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 9, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 9, 1978, at 3:30 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil
Mayor Volrich

ALSO
PRESENT: Alderman Ford
Alderman Kennedy

CLERK : G. Barden

RECOMMENDATION

1. S.P.C.A. - 1978 Grant Request

The Committee considered the attached Manager's Report dated January 23, 1978, wherein the Director of Permits and Licenses reported on the Vancouver Regional Branch of the S.P.C.A.'s request for a \$15,000 grant from the City for 1978.

Dr. W.T. Steele of the Fraser Pet Hospital spoke objecting to the manner in which the S.P.C.A. handles injured animals.

Mr. Homes of the S.P.C.A. advised that this matter is being dealt with by the B.C. Medical Association and it was agreed by the Committee that Dr. Steele should attend that meeting as the matter should be taken to the B.C. Medical Association Board of Directors.

The Director of Permits and Licenses recommended that the S.P.C.A. receive a grant of \$11,880. This would be an \$11,000 grant, the same as received in the past two years, plus an 8% inflation rate as obtained from Statistics Canada. It was pointed out that the funds are to be used to defray costs involved in performing the following services in the City which would otherwise have to be performed by the City Pound:

- (a) Pick up injured dogs and cats from the street. In many cases the animal is dead when the S.P.C.A. arrive and they dispose of the carcass.
- (b) Destroy animals considered surplus to human requirements.
- (c) Receive stray dogs for adoption or disposal.

In addition to the above services, the S.P.C.A. carries out many others as detailed in the Manager's Report.

It was reported that any grant approved should be provided from the Community Services grant allocations.

cont'd.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
 March 9, 1978

(III-2)

Clause No. 1 Continued:

Following further discussion, it was

RECOMMENDED

THAT the City approve a grant of \$11,000 to the S.P.C.A.
 for 1978 as part of the Community Services grant allocations.

2. Rental Review - Hodson Manor

The Committee considered the attached Manager's Report dated February 2, 1978, wherein the Supervisor of Properties reported on the rental review of Hodson Manor which was leased to the Multicultural Society of B.C. for a period of three years from January 1, 1976 to December 31, 1978 and was subject to a rental review on January 1, 1978. The Society is requesting the City to grant them \$6,000 towards rental of the building.

It was reported that the rental of Hodson Manor was increased from \$915 per month to \$1,020 per month on January 1, 1977. The City is responsible for payment of heat and light. To take care of the anticipated increase in gas costs for the coming year, it is estimated that the rental should be increased by \$50 to \$1,070 per month for 1978. The Supervisor of Properties advised that in his opinion a fair market rental for the building would be \$1,200 per month.

Mr. Oosterhuis of the Multicultural Society stated that the Federal Government will be reducing their support by 50% as of April 1, 1978. To date the Society has not received funding from the Provincial Government. The Society will also lose rental revenue when one of the sub-lessees, the Day Care Centre, vacates early in 1978. However, the Society did not feel the Day Care to be compatible with the use of the building and also they need the space for their own requirements. There are twelve small ethnic groups using the facilities but the Society cannot collect any rent from them. Their operating costs are approximately \$25,000 and the Society feels they could go to the Provincial Government with a stronger case for funding if the City gave them a grant of \$6,000. Mr. Oosterhuis advised that the Society does not have the ability to pay the rental for the use of the building.

The City Manager commented as follows:

- (a) The Multicultural Society had a surplus of \$5,764.00 as of September 30, 1977 (Exhibit "B"). The December 31, 1977 statement shows a deficit of \$2,875.00 (Exhibit "C")
- (b) The proposed 1978 rental of \$1,070 is already below the estimated market rate by \$155 per month.
- (c) This is an example of the City entering into an agreement with an agency with senior government funding, only to find the Federal funding reduced and the City almost forced to increase its support.

The Committee questioned the maintenance of the building and grounds which it has been reported is not adequate. The Society feels that since it is a heritage building, the City should be responsible for maintenance of the exterior of the building and they would try to maintain the interior and landscaping.

cont'd.....

Report to Council
Standing Committee of Council
on Finance and Administration

March 9, 1978 (III-3)

Clause No. 2 Continued:

It was reported that there is a problem with the lease as it exists regarding the degree of who is responsible for the maintenance of the building and grounds and it was felt that the lease should be redrawn as part of any new agreement.

The Committee felt that the whole matter should be reviewed by the Social Planning Department as to a plan for the use of the building, revenues expected in 1978, maintenance, etc., in connection with their requested grant of \$6,000.

Following further discussion, it was

RECOMMENDED

THAT the matter be referred to the Social Planning Department for report back as soon as possible.

3. Provincial Government: Recreation Facilities Assistance Program (REFAP)

The Committee considered the attached Manager's Report dated March 1, 1978 wherein the Director of Social Planning reported on the Provincial Government Recreation Facilities Assistance Program (REFAP). On November 1, 1977, City Council passed the following motions:

"MOVED - THAT Kits Pool, as indicated in the Manager's report dated October 27th, 1977, be approved as first priority project for funding under the Provincial Recreation Facilities Program

CARRIED UNANIMOUSLY

MOVED - THAT the Carnegie Library be approved as a first priority project for funding under the Provincial Recreation Facilities Program;

FURTHER - THAT Council advise the Province on additional projects for funding under this program in respect to City, Parks Board and Private Agency applications. That the City Manager, after consultation with the Parks Board and Private Agencies, report to Council on additional projects applying for funding from the Provincial Recreation Facilities Fund with recommendations on order of priority and funding required for each.

CARRIED UNANIMOUSLY"

The Manager's Report also advised that 16 additional project applications were received by the City between December 8, 1977 and February 21, 1978. Of the 18 projects being recommended to Council for prioritization - 8 are sponsored by the Park Board
- 6 are sponsored by the private organizations
- 4 are sponsored by the City.

The Manager's Report also includes a "basis for recommendations" and "Provincial Government advice". Mrs. L. Leduc of the Provincial Government, Department of Recreation and Conservation, advised that any project submitted this year that is not approved because it is not high enough in the priorities, i.e. not specifically rejected by the Provincial Government, could be resubmitted the following year.

cont'd.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
 March 9, 1978

(III-4)

Clause No. 3 continued:

Also circulated at the meeting was a memo from the Acting City Manager revising recommendations included in the City Manager's Report of March 1, 1978 as follows:

Subsequent to the submission of the above Manager's report to the Committee I have reviewed the report further with officials of the Finance Department and Parks Board and have revised my Recommendations as follows:

(A) The City Manager RECOMMENDS and submits for CONSIDERATION as follows:

	<u>RECOMMENDS</u>		<u>CONSIDERATION</u>
	Approval 1978	Defer to 1979	
#1 Kitsilano Pool	400,000		
2 Kensington C.C. Extension	400,000		
3 Trout Lake (John Hendry)		400,000	
4 False Creek Phase II C.C.		217,000	
5 Carnegie Bld. A		400,000	
Carnegie Bld. B		(see Note 1)	
6 Champlain Heights (a)- Pt. of Gym		40,405	
7 Champlain Heights (b)- Comm. Ctre.		400,000	
8 Riley Park Centre	196,875(2)		
9 Arts Club Theatre- Granville Isle.			400,000
10 Kerrisdale Pool	200,000(2)		
11 Hellenic Society			400,000
12 Jericho Beach Park -			400,000
13 Granville Island Theatres			400,000
14 Capilano Stadium			183,333(2)
15 Strathcona C.C. Ext.			93,750(2)
16 Tamanhouse			29,000
17 Capt. Cook Park			37,500(2)
18 N.S.A. - Frog Hollow			3,848
19 N.S.A. - South Van.			18,869
20 N.S.A. - Mt. Pleasant			16,594
21 Van. East Lions			25,705
Total (\$4,662,879)	1,196,875	1,457,405	2,008,599

Note (1) - This item is placed as a deferral due to the apparent lack of funding of \$450,000 to \$750,000 (Alternative B or A).

(2) - City funds are included in the Board of Parks 1978 Supplementary Capital Budget request. If approved by Council as a grant requests, then it will be necessary for the Board of Parks to include these in their top priority within the funds allocated to them. This matter should be dealt with by the Board of Parks and Recreation as soon as possible.

(B) That the Committee, as a process, deal with the items in the following order:

(1) Deferred to 1979	Total \$1,457,405
(2) Approve 1978	Total \$1,196,875
(3) Set priorities for the items submitted for consideration totalling	\$2,008,599

cont'd.....

Report to Council
 Standing Committee of Council
 on Finance and Administration
 March 9, 1978

(III-5)

Clause No. 3 continued:

Representatives from Civic Departments and private organizations listed spoke to the Committee regarding their projects. The Director of Social Planning reported on the status of the Carnegie Building which is two weeks away from obtaining a building permit. He advised that the Social Planning Department intends to report to Council at the end of March on the total status of the building. The present estimates indicate the total cost for the building without the addition to be \$1.5 million. The City only has \$650,000 for this project and even with a REFAP grant of \$400,000, there would still be a shortfall of approximately \$450,000 if the costs were cut down. It was suggested that the matter should be referred to the Community Services Committee to see if the costs can be reduced.

Following further discussion, it was

RECOMMENDED

- A. THAT the following projects be approved for submission to the Provincial Government for funding under the Recreation Facilities Assistance Program (REFAP) in order of priority as listed below:

1. Kitsilano Pool	\$ 400,000
2. Kensington C.C. Extension	400,000
3. Carnegie Building B	400,000
- subject to reduction of the total cost or securing additional funding to be reported on by the Standing Committee on Planning and Development to the Community Services Committee as soon as possible	
4. Arts Club Theatre - Granville Island	400,000
5. Hellenic Society	400,000
6. Neighbourhood Services Assn. - Frog Hollow) - South Van.) - Mt. Pleasant)	75,000 (Amended estimate)
7. Van. East Lions	25,705
8. Riley Park Centre	200,000
	<hr/>
	2,300,705

- B. THAT the following projects be submitted in order of priority listed, if sufficient funding is forthcoming from the Provincial Government:

9. Kerrisdale Pool	200,000
10. The Waterfront Theatre (Granville Island)	400,000
11. Strathcona Community Centre Ext.	93,750
12. Capilano Stadium	183,333
13. Tamanhouse	29,000
14. Capt. Cook Park	3,848
	<hr/>
	909,931

- C. THAT the following projects be deferred to 1979:

1. Trout Lake
2. False Creek Phase II C.C.
3. Champlain Heights (a) Port. of Gym
4. " " (b) Commty Centre
5. Jericho Beach Park

The meeting adjourned at approximately 6:00 p.m.

- - - - -

DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

557
IV

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

MARCH 16, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 16, 1978 at approximately 1:30 p.m.

PRESENT: : Alderman Harcourt, Chairman
 : Alderman Brown
 : Alderman Gibson
 : Alderman Kennedy
 : Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. False Creek, Area 6, Phase 1 - Wrap Up of Budgets

The Committee considered a report of the City Manager dated March 13, 1978 (copy circulated), in which the Development Consultant advises that by exercising strict control of budgets and by appropriate trade-offs the front end expenses of Phase 1 are being brought to conclusion within the original budget. The trade-offs include reductions, increases, eliminations and additions. Some of the additions are outside the descriptions given to Council previously and are brought forward with recommendations for approval.

The following is a summary of the proposed reduction in budget and the proposed increase or new budget for Phase 1 and Phase 2.

<u>Item</u>	<u>Proposed reduction in budget</u>		<u>Proposed increase or new budget</u>	
	<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 1</u>	<u>Phase 2</u>
A1 Heather Civic Marina	43,880			
A2 Sixth Ave Crossings				
-Laurel	36,100			
-Spruce	130,000	170,000		
3 Acoustic Fence	30,000			
A4 Pedestrian Streets, Squares and Plazas	114,370			
A5 Contingency (Unap- propriated)	58,490			

cont'd.....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 March 16, 1978

(IV-2)

Clause No. 1 continued:

1 Heather Walkway and Marina Facilities			180,840	
B2 Pedestrian Crossing of Railway			10,000	
B3 Heather Parking			159,000	
B4 Heather Tennis Courts			63,000	
B5 Promotion of False Creek				48,000
B6 Contingency (Unap- propriated)				122,000
Totals-Phase 1	<u>\$412,840</u>		<u>\$412,840</u>	
Phase 2		<u>\$170,000</u>		<u>\$170,000</u>

Mr. Sutcliffe advises that one of the revisions to the budget includes a recommendation that the crossing at Spruce Street not be proceeded with. In June, 1975 Council approved a total budget of \$1,077,000 for two 6th Avenue crossings. In February, 1976 Council approved the Laurel crossing with landscaped plaza and public parking at a total budget of \$777,000. Council deferred approval of the construction of the Spruce crossing. The Laurel development has been completed and with a reduction in the size of the public parking area at Laurel Street, funds were reallocated to cover costs associated with the Alder overpass. There remains a balance of \$36,100 which should be reduced from the Phase 1 budget. The Development Consultant recommends that the crossing at Spruce Street not be proceeded with and the \$300,000 reallocated to Phase 1 (\$130,000) and Phase 2 (\$170,000).

Mr. D. Hickley, Associate Director, Central Area Planning, advised that the Director of Planning requested this matter be brought to the specific attention of the Committee as reference is also made in the Fairview Slopes Plan to two crossings from Fairview Slopes into False Creek, particularly to the park and the waterfront walkway. The residents on the Fairview Slopes have not been advised that there is a recommendation from the development group to delete this second overhead crossing. Mr. Sutcliffe noted that if it is Council's wish the Spruce Street crossing could be constructed. He stated that when Council approved the Laurel crossing it felt the Spruce crossing was too expensive. Based on Council's feeling that the crossing was too expensive and on the deferral action, it is the opinion of the development group that it is not essential to construct the Spruce Street crossing particularly in view of the greater need for other items.

Some members of the Committee felt that there should be a second overhead crossing. Mr. Sutcliffe advised that one of the

cont'd.....

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 March 16, 1978

(IV-3)

Clause No. 1 continued:

major expenses of the Spruce crossing is that it cannot be constructed without an elevator because of the grade difference. It is not possible to construct a ramp at this location.

Mr. K. Dobell, City Manager's Office, advised that the report of the False Creek Development Consultant could be approved recommending reallocation of the \$300,000 to Phase 2 at this time and at a later date if the Committee feels the construction of the Spruce Street crossing should be proceeded with there could be a reallocation of Phase 2 funds.

The Committee instructed that if options to build the Spruce crossing in the future are to be closed off the matter is to be brought to the attention of the Committee. For the interim the feeling of the Committee at this time i.e., reallocation of the funds to other work for Phase 1 and Phase 2, should be reported to the Fairview Slopes Citizens' Planning Committee.

With respect to the Heather parking garage Mr. Sutcliffe advised that as a result of studies it has been found that overlapping parking opportunities did not give the flexibility originally assumed, particularly on weekends with park visitors, residential visitors and customers of the commercial facilities all putting a strain on the parking areas, consequently there is a demand for some 160 spaces at peak times for which the budget of \$60,000 is grossly inadequate. The present design calls for the parking lot to be at a lower elevation requiring retaining walls and substantial areas of landscaping. As a result visitor parking will cost \$219,000 rather than the \$60,000 previously budgeted.

Above part of the surface parking area, Frank Stanzl Construction Ltd. is to build at its cost, one level of parking in a structure for the use of the tenants of the commercial and market condominiums (122 spaces of which 80 are for commercial tenants). The terms of the ground lease between the City and Frank Stanzl Construction Ltd. will shortly be presented to Council with recommendations for approval.

The roof of the parking structure is of an ideal size and shape for up to five tennis courts instead of the 3 originally planned. The tennis courts will be available to the public including residents of Area 6 and Fairview Slopes. The proposed surface on the roof is more expensive than was originally estimated, there is an additional cost to extend the staircases planned for the parking and, because of the prominent location of the tennis courts, certain desirable architectural features have been incorporated to support the protective fences. An increase in the Phase 2 budget of \$63,000 is required.

An item not previously budgeted for is \$48,000 for the promotion of False Creek. Mr. Sutcliffe advised that it is important to gain the strong support needed to make Phase 2 successful and he recommended that the City undertake a promotion campaign. The Director of Finance feels that although some items of the promotion are related to Phase 1 the promotion is aimed at installing confidence for Phase 2 and the budget should therefore come from a Phase 2 capital budget.

cont'd.....

Part Report to Council
Standing Committee of Council
on Planning and Development
March 16, 1978

(IV-4)

Clause No. 1 continued:

The Development Consultant has received a proposal for such a promotion and the main elements are described as follows:

- objective to change attitudes in a positive direction
- create identification associated with False Creek
- encourage special events for general public in Phase 1 Park and Squares
- produce a magazine for distribution at a nominal cost
- produce press kit and new releases during 6 month public relations work
- initiate media promotion
- establish an on-site slide presentation

After discussion, the Committee

RECOMMENDED

- A. THAT the budgets for Area 6, Phase 1 and 2, be reduced by \$582,840 and reappropriated to cover increases in the budget of \$412,840 for Phase 1 and \$170,00 for Phase 2, as described in the report of the City Manager dated March 13, 1978.
- B. THAT appropriate officials be instructed to report to Committee if it is proposed at a later date not to proceed with the construction of the Spruce Street crossing, and in the interim the Fairview Slopes Citizens' Planning Committee be supplied copies of the City Manager's report and the Committee's report to Council.

(Alderman Puil wishes to be recorded as opposed to Recommendation A.)

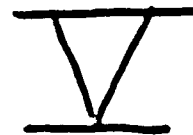
The meeting adjourned at approximately 3:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 506

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION



March 16, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, March 16, 1978, at 3:30 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt (Items 2 & 3)
Alderman H. Rankin

COMMITTEE
CLERK: J. Thomas

RECOMMENDATION:

1. Transit Matters and Revised Transit Schedules

Appearing before the Committee this day were representatives of the following organizations who addressed themselves to a number of aspects concerning transit services in the City:

Ms. Jean Swanson, Downtown Eastside Residents' Association;
Mr. Dale Laird, Amalgamated Transit Union;
Ms. Linda Irving, First United Church;
Mr. Lorne Chark, Langara Students' Council.

The Committee also noted the following communications (circulated):

D.E.R.A. - dated February 21, 1978;
First United Church - dated March 8, 1978;
B.C. Hydro - dated March 8, 1978
Vancouver and District Labour Council - dated March 15, 1978.

Consideration was also given to a communication dated February 24, 1978, from Mr. L.E. Wight, Deputy General Manager, B.C. Hydro Transportation Division, detailing transit schedule revisions planned for six City routes effective May 12, 1978. Mr. Dave Walker, Planning and Research Branch, and Mr. Harry Atterton, Marketing and Communication, B.C. Hydro Transportation Division, reviewed the schedule changes with the Committee and discussed transit related matters referred to by the delegations.

Ms. Swanson expressed D.E.R.A.'s concern in three areas: a) service cutbacks and fare increases which D.E.R.A. felt would have the effect of reducing bus ridership still further; b) failure by the Provincial Government and Hydro to take responsibility for subsidizing transit service in the City; c) Hydro's lack of accountability to the City or to its bus riders. Ms. Swanson pointed out despite vigorous opposition by City Council bus fares had been increased in 1976 and service cuts were introduced in 1977. The Provincial Government had also ignored the City's request for a joint meeting with the Ministers of Municipal Affairs and Energy, Transport, and Communications. Council was urged to assume a leadership role and stop Hydro from making further cuts and ignoring the City's needs.

Mr. Laird, Amalgamated Transit Union, referred to the current transit operators' strike and advised it was the Union's impression that arbitration was being denied by Hydro in order to prolong the strike and further reduce bus ridership. Mr. Laird stated the Hydro cuts were directed at routes which had full buses in rush hours, while service was being maintained on other less patronized routes.

Cont'd . . .

Part Report to Council
 Standing Committee of Council
 on Transportation
 March 16, 1978

(V - 2)

Clause 1 Cont'd

Ms. Irving expressed opposition to service cutbacks and increases in fares.

Mr. Chark pointed out students represented a high proportion of bus riders; he estimated 40% of Langara students travel to and from the College by public transit. Cutbacks on the Fraser/Cambie service would have a considerable effect for those attending Langara College. The Student Council urged City Council to send a delegation to meet with the Premier in Victoria in an effort to force Hydro to accept its responsibilities as an essential service to the community.

Mr. Walker advised the Committee the following revisions were planned:

" 1. Fraser/Cambie

(a) A.M. & P.M. peak periods (Monday to Friday)

Minor revisions within each period to reflect current ridership levels, including additional running time to compensate for traffic congestion.

(b) Mid-day period (Monday to Friday)

Between approximately 9:00 A.M. and 2:00 P.M. headways changed from 10 min. to 12 min.

(c) Saturday

Prior to 9:00 A.M. from present 10 min. to 15 min.

Between 9:00 A.M. and 6:00 P.M. from present 10 min. to 12 min.

(d) Sunday/Holidays

Prior to noon, headways changed from present 15 min. to 20 min.

Between noon and 6:00 P.M. from present 12 min. to 15 min.

2. Evening Service on Granville/Victoria, Main/Robson & Davie/Kingsway Routes

(a) Monday to Saturday

At present all above-noted routes operate on 10 min. headways following the P.M. rush until midnight (except Granville/Victoria which goes to 12 min. headway at 9:00 P.M.). Headways to be increased from 10 min. to 12 min. between approximately 7:00 P.M. to 9:00 P.M. then to 15 min. until midnight. Present service to remain after midnight.

(b) Sunday/Holidays

From 9:00 P.M. to midnight from 12 min. to 15 min. with present service after midnight.

3. Broadway Route - Schedule Short Turning of Alternate Trips at Broadway & Renfrew (Weekdays Only)

At present all trips operate to the easterly terminus of the Broadway route at Boundary & Lougheed providing 3 min. rush hour and 5 min. mid-day base headway. Because of light ridership east of Renfrew alternate trips will be scheduled to Renfrew Street up to 6:00 P.M. with the exception of approximately one hour during the morning rush period when full 3 minute service will continue from Boundary Road.

Resultant headways east of Boundary Road during period of short turning will be 6 min. rush and 10 min. mid-day base.

Cont'd . . .

Part Report to Council
 Standing Committee of Council
 on Transportation
 March 16, 1978 (V - 3)

Clause 1 Cont'd

4. Beach Route

Ridership on this route is extremely light particularly in evenings and Sunday/Holidays.

From Monday to Saturday service will change from 15 min. to 20 min. after 6:00 P.M. and will be terminated at 10:00 P.M.

On Sunday & Holidays the service will change from 15 min. to 20 min. all day, terminating at 10:00 P.M.

The Beach route operates in the westbound direction on Davie Street where transit service is provided by other routes. The eastbound portion of the route is a maximum distance of three to four blocks from Davie Street, affording residents nearby service alternatives."

Mr. Walker stated the changes were a rationalization of service rather than cutbacks. The saving in manpower would enable Hydro to build up the system elsewhere in outlying areas like Richmond for instance, where improved transit services were needed.

Dealing with the fare structure Mr. Walker commented that Vancouver bus fares (35¢ single zone, 70¢ two or more zones) compared favourably with other Canadian cities. Hydro's operating deficit last year had not been subsidized by the Province but had been met from \$68 million generated by electricity sales to the United States.

In response to questions Mr. Walker estimated the proposed headway changes on the Fraser/Cambie route would result in savings of approximately \$800 per day.

During the discussion members of the Committee stated transit was a public service which had to be close, convenient, fast, and cheap to attract ridership. Cutting back tended to be cumulative. Increasing headway margins would entail longer waiting times and deter the public from using buses. Consideration should be given to the introduction of alternative, innovative modes of transportation and, as Council had previously suggested to Hydro, smaller buses or jitney services should be investigated for use on some routes. It was unfortunate that Hydro had not provided feedback on experimental programs.

It was noted Provincial Legislation to establish a transit authority was expected to be introduced during the Spring Session of the Legislature.

Following further discussion it was

RECOMMENDED,

THAT B.C. Hydro be advised Council will not accept the route revisions noted in Hydro's communication of February 24, 1978, and request that the proposed changes be suspended pending the introduction of Provincial Legislation establishing a transit authority, at which time the Hydro proposal can be considered in the context of the Lower Mainland as a whole, and not in isolation.

- CARRIED

(Alderman Warnett Kennedy opposed.)

Part Report to Council
 Standing Committee of Council
 on Transportation
 March 16, 1978

(V - 4)

2. Revenue Sharing Act - Roadway Improvements

The Committee had for consideration a Manager's Report dated March 9, 1978, (circulated) in which the City Engineer reviewed sections of the recently introduced Provincial Revenue Sharing Act relating to roadway improvements and submitted a number of projects for funding consideration under the Act.

In the report, the City Manager noted the complex question of how Provincial funding for specific projects would be allocated between the City and participating property owners was not discussed. However, it was not necessary to decide this in order to make application for Provincial cost-sharing. The Director of Finance and City Engineer would be submitting a further report on this question at a later date.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, commented briefly on the projects which may be eligible for funding and pointed out they had been previously approved by Council as part of the 5-Year Plan, or would be submitted for consideration at the March and June Courts of Revision. If the City wished to participate in the Revenue Sharing Program, Council approval for project submissions would be required at the March 21, 1978, meeting.

The suggested projects were:

" Rupert - from 23rd to Kingsway)	March Court
Cambridge - from Skeena to Boundary)	
4th Avenue - Alma to Highbury)	June Court
22nd Avenue - Nanaimo to Renfrew)	
Boundary Rd. - from BNR to Charles)	
Burrard Street Widening)	Approved in 1977 or 1976
Hastings Viaduct)	
Alberni - 4 blocks in downtown)	
Bute - from Robson to Hastings)	

Other projects which have been approved, but will be submitted to Council this year are summarized as follows:

Taylor Pender Connector (property acquisition))	Part of Downtown Plan
Quebec from Union to north of)	
Terminal Avenue)	
South Bypass - through Carrall Yards (approved))	
Taylor Street - from South Bypass to)	
Bay Forest and from Bay Forest to (portions approved))	
Smithe Street)	
Nanaimo and E. 29th (property acquisition) - 5-year plan		
12th Avenue - Lakewood to Clark		

Pedestrian Signals

Carnarvon & 41st
 St. Catherines & 12th
 Joyce & Wellington
 St. Catherines & Broadway
 Manitoba & 49th
 Dunbar & 28th
 Collingwood & 4th

School Signals

McKinnon & Kingsway
 Commercial & 41st

Vehicular Signals

Homer & Davie
 Yukon & 12th
 Hornby & Hastings
 Trans Canada Highway & 1st

(Proposed 1978 program - Not approved by Council) "

Cont'd . . .

Part Report to Council
 Standing Committee of Council
 on Transportation
 March 16, 1978

(V - 5)

Clause 2 Cont'd

It was

RECOMMENDED,

- A. THAT the projects listed in the Manager's Report dated March 9, 1978, be submitted to the Province for funding consideration as part of the 1978/79 Revenue Sharing Act - Roadway Improvements.
- B. THAT individual projects not approved by Council be removed from consideration as part of this year's program.

3. Transcontinental Railway Passenger Terminal - Vancouver

At its meeting on February 16, 1978, the Committee made the following recommendation, subsequently approved by Council on March 7, 1978:

"THAT the City initiate discussions with railway authorities on the selection of the Vancouver railway terminal to be used in the event CN and CP passenger rail service is amalgamated."

In a memorandum dated March 15, 1978, (circulated) the City Engineer submitted for the Committee's approval a draft letter to The Honourable Otto Lang, Minister of Transport, and The Honourable Hugh Curtis, Minister of Municipal Affairs, expressing the City's opposition to the selection of the CN Main Street Station as the centralized passenger facility for the transcontinental railway passenger service and urging consideration of several positive aspects of the CP Cordova Street Station.

It was

RECOMMENDED,

THAT Council advise the Federal Minister of Transport and Provincial Minister of Municipal Affairs of its concern about the choice of a terminal for the transcontinental railway passenger service by submitting the draft letter contained in the memorandum of the City Engineer dated March 15, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 567

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

MARCH 16, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 16, 1978, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

CLERK : H. Dickson

RECOMMENDATION

1. 1978 Basic Capital Budgets

The Committee had before it for consideration a Manager's Report dated February 24, 1978 (copy circulated) in which the City Engineer and the Director of Finance reported on proposed 1978 Basic Capital budgets for a number of projects in the following categories:

sewers, street lighting, land purchase fund, water works, communications, refuse disposal and undergrounding.

The funds for these projects are contained in Five-Year Plans 1977-81 for a number of engineering programs approved by the Electors on November 17, 1976 and Five-Year Plans 1976-80 for Sewers and Water Works approved in principle by Council on September 16, 1975.

A representative from the City Engineer's Department and the Director of Finance appeared before the Committee on this matter and answered a number of questions.

During discussion it was pointed out that the \$1 million which was recommended to be allocated to the land purchase fund is to acquire land for future civic use; not for land for investment purposes under the Property Endowment Fund.

It was noted from the Manager's Report that approval of the recommendations contained in the report will be the authority to proceed with a number of projects summarized and set out more fully in the Project Detail.

As the Project Detail was not before the Committee the Chairman ruled that any recommendations by the Committee that Council approve the recommendations contained in the report would be for the overall project budgets only and not the individual specific projects.

The Project Detail is before Council at this time (Appendix 1).

Following further discussion, it was

RECOMMENDED

- A. THAT 1978 Basic Capital Budgets as listed in the attached table and totalling \$10,001,000 be approved.

cont'd.....

Report to Council
Standing Committee of Council
on Finance and Administration
March 16, 1978 (VI-2)

Clause No. 1 continued:

- B. THAT borrowing authority be approved for the 1978
Sewers and Water Works programs, totalling \$8,317,000.

- C. THAT funds for 1978 Basic Capital from 1978 revenue
budget be approved as follows:

Streets	\$1,000,000
Land Purchase Fund	\$1,000,000
	<u>\$2,000,000</u>
	=====

CONSIDERATION

The Project Detail contained in Appendix 1 which the City
Engineer recommends be approved is submitted for Council's Considera-
tion.

The meeting adjourned at approximately 5:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 567